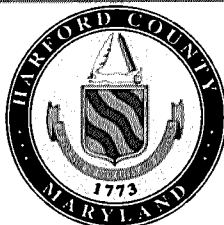


DAVID R. CRAIG
HARFORD COUNTY EXECUTIVE

MARY F. CHANCE
DIRECTOR OF ADMINISTRATION



C. PETE GUTWALD
DIRECTOR OF PLANNING AND ZONING

HARFORD COUNTY GOVERNMENT

Department of Planning and Zoning

FOREST CONSERVATION PLAN

Eva Mar (Probst Property)

FCP No.:14-086

Series: 2

Map: 41

Submitted: 07/10/14

Parcels: 131

Revised: 09/22/14

Amy DiPetro
Morris & Ritchie Associates, Inc.
3445-A Box Hill Corporate Center Drive
Abingdon, Maryland 21009

Dear Ms. Dipetro:

The Department of Planning and Zoning has reviewed this Forest Conservation Plan (FCP14-086-2) for its conformance with the Harford County Forestland Tree Conservation Regulations. A Forest Stand Delineation (FSD 14-004-1) was submitted and approved by the Department of Planning and Zoning.

The project site is located on the northeast side of Fountain Green Road (Maryland 543); northwest of Amyclae Drive, near Bel Air, Maryland. This proposed site contains 152.574 +/- acres and is zoned R-1 (Urban Residential). The total amount of forest located on the site is 49.22 acres. The proposed design of the project will result in the clearing of 20.73 acres of existing forest. A total of 28.49 acres of forest shall be retained.

A total of one hundred thirty (130) specimen trees were identified on-site. The consultant has requested a waiver from the Harford County Zoning Code, Section 267-39 D.(3)(a) to allow the removal of forty-four (44) identified specimen trees. The Department has worked with the consultant to redesign the project and re-align the road network to avoid and minimize significant concentrations of specimen trees. Therefore, the Director of Planning and Zoning hereby grants the waiver to impact forty-four (44) specimen trees identified with this FCP.

Under the current Forest Conservation regulations, the developer of the Eva Mar development is required to provide 35.426 acres of reforestation. The plan proposes 36.390+/- acres of reforestation to be planted on-site, including individual tree plantings.

All proposed seedling plantings shall have tree tubes and stakes installed to foster acceptable survival rates since unprotected plantings are highly susceptible to deer browse and other environmental factors.

~ Preserving Harford's past; promoting Harford's future ~

(410) 638-3103

MY DIRECT PHONE NUMBER IS

A surety in the amount of \$501,636.80 (1,254,092 square feet x \$.40 = \$501,636.80) must be submitted to assure the planting and survival of the required on-site afforestation. A different surety amount may be posted if an acceptable cost estimate from a landscape contractor is submitted to the Department of Planning and Zoning and approved. All reforestation work must be completed within two (2) years of the issuance of the first grading permit. The Department of Planning and Zoning must be notified in writing when all reforestation work has been completed. Partial release of the surety will occur after the first and second growing seasons if the plantings are completed and are demonstrating adequate survival rates.

The area to be retained as well as the reforestation areas shall be identified on the final plats as "Forest Retention Area". A Declaration of Covenants and restrictions for these areas must be submitted with the final plat. These areas are non-disturbance areas similar to a Natural Resources District (NRD). Any need to encroach into the forest retention area shall require contact with the Department of Planning and Zoning and possibly a revised Forest Conservation Plan.

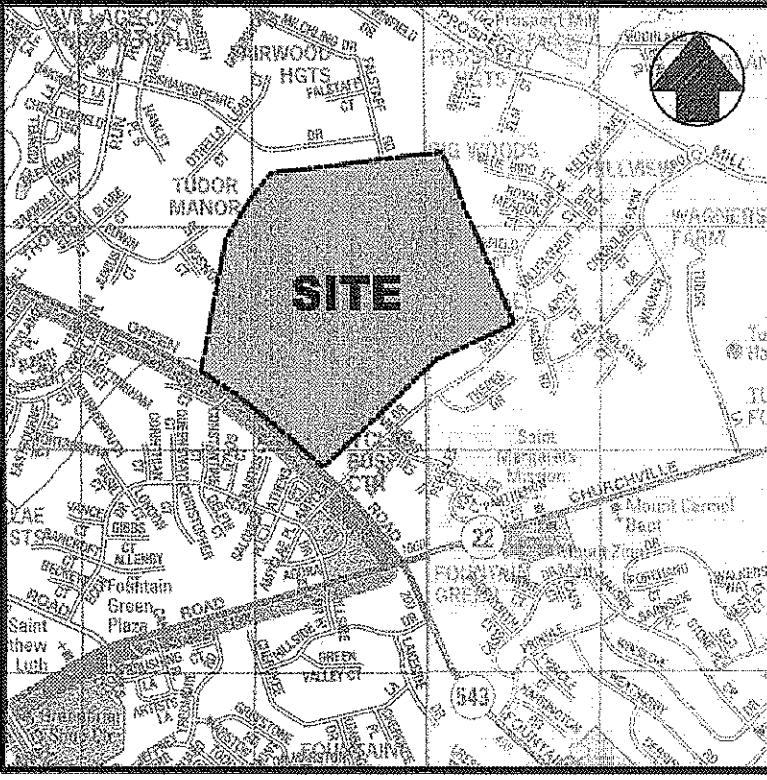
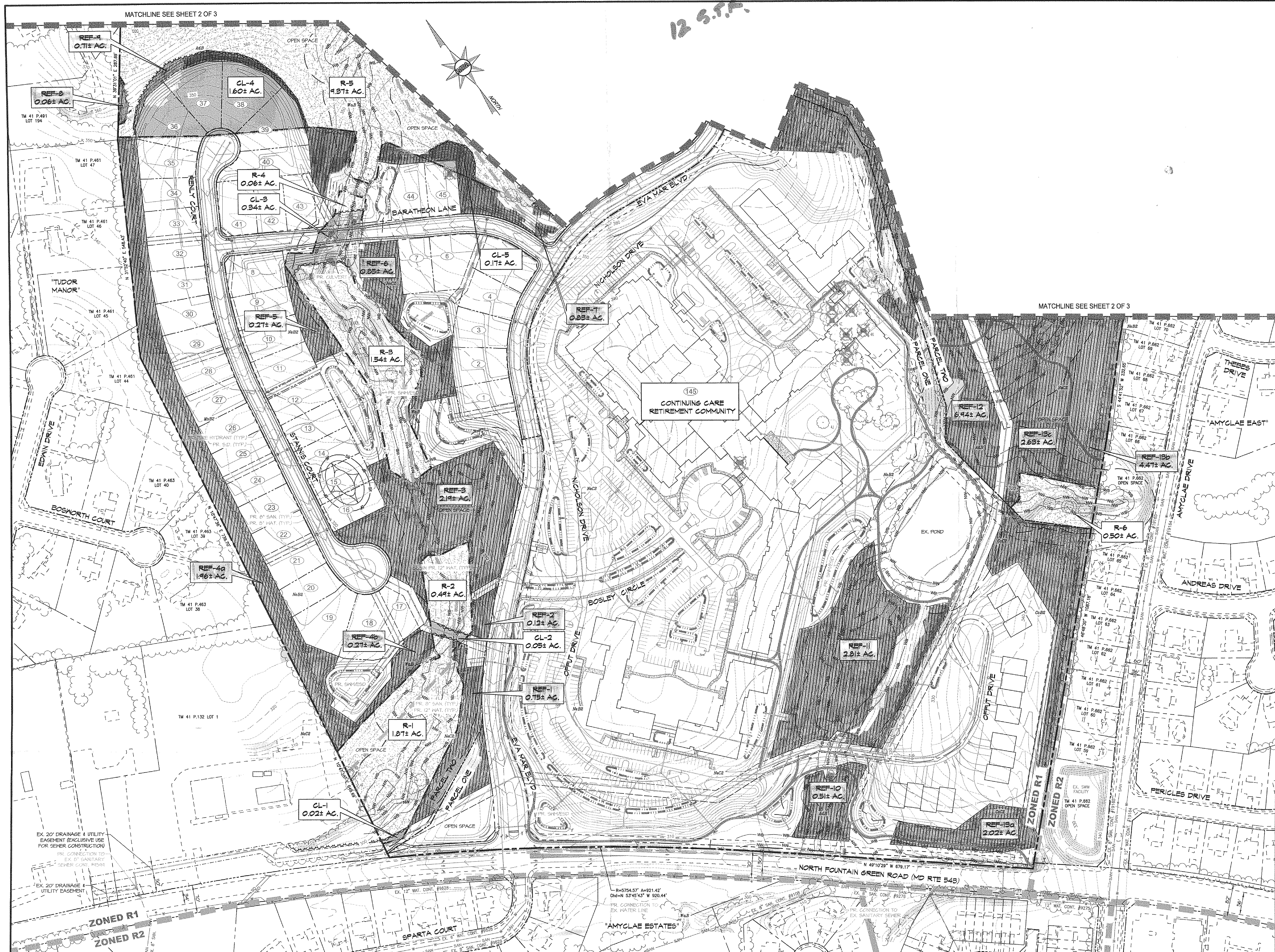
The existing forest edges shall be protected prior to and throughout construction with a combination of sediment controls and high visibility fencing. Encroachment into the retained forest shall constitute a violation of the Harford County Forest Conservation Regulations and the approved Forest Conservation Plan. Therefore, the tree protection devices shall be required as a condition of approval.

Sincerely,

 11/6/14
Milton D. Davenport, Chief Date
Development Review

MDD: EV/dm

cc: File, DNR (Marion Honeczy)



- SITE DATA:**
- OWNER: EUGENE R. PROBST & JOHN L. PROBST TRUSTEES
1127 PLEASANT PATHWAY
PEACH BOTTOM, PA 17663
 - DEVELOPER/ CONTRACT PURCHASERS:
EVA MAR LLC
5074 DORSEY HALL DRIVE, SUITE 205
ELICOTT CITY, MD 21042
CONTACT: MICHAEL CHARLTON
 - PROPERTY INFORMATION: ADDRESS: 301 N. FOUNTAIN GREEN ROAD, BEL AIR, MD
TAX MAP #1 PARCEL 133
DEED REFERENCE: 8004/143
EXISTING ZONING: R1
 - SITE AREA: 152,574 AC.
(PER BOUNDARY MAP PREPARED BY MORRIS & RITCHIE ASSOCIATES, INC., DATED JANUARY 2013.)
 - PROPOSED USE:
PARCEL 1: CONTINUING CARE RETIREMENT COMMUNITY 514 VILLAS, APARTMENTS, AND HEALTH CARE UNITS (47.08 AC.)
PARCEL 2: 144 SINGLE-FAMILY RESIDENTIAL LOTS (105.48 AC.)
 - AREA OF NATURAL RESOURCE DISTRICT: PARCEL 1: 6,228 AC. (17.5%)
PARCEL 2: 31,808 AC. (30%)
 - THE ON-SITE EXISTING CONDITIONS INFORMATION IS BASED ON FIELD SURVEY BY MORRIS & RITCHIE ASSOCIATES, INC. OCTOBER 2013. OFF-SITE EXISTING CONDITIONS ARE BASED ON HISTORIC COUNTY GIS INFORMATION.
 - THERE IS NO 100-YEAR FLOODPLAIN ON-SITE PER FEMA FIRM MAP NO. 240250182 D & 240250182 D, EFFECTIVE DATE JANUARY 7, 2000.
 - THERE ARE NO KNOWN SIGNIFICANT HABITAT AREAS FOR RARE, THREATENED OR ENDANGERED SPECIES ON-SITE.
 - THIS SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CRITICAL AREA.
 - THE NATURAL WETLANDS AND "WATERS OF THE U.S." ARE BASED ON A DELINEATION ORIGINALLY CONDUCTED BY ECOTONE, INC. AUGUST 2010. A REVIEW AND UPDATE WAS CONDUCTED BY ECOTONE, INC. NOVEMBER 2011.
 - A FIELD SURVEY OF THE NATURAL WETLANDS AND "WATERS OF THE U.S." WAS CONDUCTED BY HIGHLAND SURVEY, INC.
 - THE NATURAL RESOURCE DISTRICT (NRD) WAS EXPANDED IN AREAS IDENTIFIED BY HANFORD COUNTY DEPARTMENT OF PLANNING & ZONING.
 - THERE ARE NO KNOWN HISTORIC SITES ON-SITE.
 - EXISTING STRUCTURES LOCATED ON-SITE HAVE BEEN RAZED.
 - A FOREST STAND DELINEATION PREPARED BY GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC., WAS APPROVED MAY 9, 2014.
 - A WAIVER WILL BE REQUIRED TO ALLOW THE REMOVAL OF SPECIMEN TREES ON-SITE.
 - THERE ARE 49,224 ACRES OF EXISTING FOREST LOCATED ON-SITE. THIS ACERAGE DIFFERS FROM WHAT IS IDENTIFIED IN THE FOREST STAND DELINEATION PLAN AND REPORT.
 - TREES MAY NOT BE PLACED WITHIN THE DRAINAGE AND UTILITY EASEMENTS, THE SHA ROAD RIGHT-OF-WAY, OR WITHIN FIFTEEN FEET OF EXISTING OR PROPOSED WATER AND SEWER LINES.

APPROVED
M.D. DeLeon
Department of Planning & Zoning
Date 11/6/14

FOREST CONSERVATION CALCULATIONS RESIDENTIAL USE

GROSS ACERAGE OF SITE	152,574 AC. (6,846,123± SF)
NET TRACT AREA (N.T.A.)	152,574 AC. (6,846,123± SF)
EXISTING FOREST (IN N.T.A.)	49,224 AC.
LAND USE CATEGORY	HIGH DENSITY RESIDENTIAL
AForestation THRESHOLD	15%
CONSERVATION THRESHOLD	30%
REQUIRED AFFORESTATION	0 AC.
BREAK EVEN POINT	46,462 AC.
PROPOSED CLEARING	20,731 AC.
FOREST TO REMAIN AND PLACED IN A CONSERVATION EASEMENT	28,494 AC. (1,224,025± SF)
REFORESTATION REQUIREMENTS:	
FOREST REMOVED BELOW FC THRESHOLD	17,282 AC.
2:1 REFORESTATION REQUIREMENT	34,564 AC.
FOREST REMOVED ABOVE FC THRESHOLD	3,468 AC.
1/4:1 REFORESTATION REQUIREMENT	0,862 AC.
TOTAL REFORESTATION REQUIRED	35,428 AC.
FOREST CREDIT	0 AC.
NET REFORESTATION REQUIRED	35,428 AC.
NET UNUSED CREDIT	0 AC.
PLANTING REQUIRED	35,428 AC.
30% ALLOWED AS INDIVIDUAL TREE PLANTINGS	10,628 AC.

PLAN TYPE: FCP
PLAN NO: 17-086
SERIES NO:
DATE: 8/22/14
RECEIVED: SEP 22 2014
Hanford County Dept. of Planning

SYMBOL	SOL SERIES	SLOPE	HYDRO	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
A481	ALONG	3-8%	LIMITED	YES	NO	D
C481	CHESTER	3-8%	NO	YES	NO	B
C482	CHESTER	8-15%	NO	NO	NO	B
G482	GLENDLE	15-25%	NO	YES	NO	B
L482	LEGORE	8-15%	NO	NO	NO	C
M482	MONTALTO	3-8%	NO	YES	YES	B
N482	NESHAMNY	3-8%	NO	YES	NO	B
N482	NESHAMNY	8-15%	NO	NO	NO	B
W482	WATCHUNG	3-8%	YES	YES	YES	D

LEGEND:

- EXISTING 2' INTERNAL CONTOUR
- EXISTING 10' INTERNAL CONTOUR
- PROPOSED 2' INTERNAL CONTOUR
- PROPOSED 10' INTERNAL CONTOUR
- EXISTING BUILDING
- EXISTING TREE
- EXISTING WOODY VEGETATION
- PROPOSED TREE LINE
- PROPOSED BUILDING SETBACK
- EXISTING EASEMENT
- EXISTING FENCE
- PROPOSED LOT LINE
- PROPOSED CENTER LINE OF ROAD
- PROPOSED EDGE OF PAVEMENT
- EXISTING RIGHT-OF-WAY (R/W) LINE
- BOUNDARY/PROPERTY LINE
- EXISTING ADJOINING PROPERTY LINE
- SOLS LINE AND DESIGNATION
- EXISTING NATURAL WETLANDS / "WATERS OF THE U.S."
- EXISTING 25' STATE NATURAL WETLAND BUFFER
- EXISTING NATURAL RESOURCE DISTRICT (NRD)
- PROPOSED LOT NUMBER
- EXISTING STORM DRAIN
- EXISTING WATER LINE & FIRE HYDRANT
- EXISTING SANITARY SEWER
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE & FIRE HYDRANT
- PROPOSED SANITARY SEWER
- DENOTES AREA OF SLOPES 15% - 25%
- DENOTES AREA OF STEEP SLOPES > OR = 25%
- LIMIT OF FOREST
- AREA OF FOREST RETENTION
- AREA OF FOREST CLEARING
- AREA OF REFORESTATION
- PROPOSED STOCKPILE LOCATION
- PROPOSED RECREATIONAL TRAIL
- PROPOSED STREET LIGHT
- EXISTING SPECIMEN TREE
- EXISTING SPECIMEN TREE TO BE REMOVED / OR LOCATED ON PROPOSED RESIDENTIAL LOT

CLEARING SUMMARY

FOREST CLEARING	AREA IN ACRES
CL-1	0.02
CL-2	0.05
CL-3	0.34
CL-4	1.80
CL-5	0.17
CL-6	17.75
CL-7	0.80
TOTAL	20.73 (903,000 S.F.)

FOREST RETENTION SUMMARY

FOREST RETENTION	AREA IN ACRES
R-1	1.87
R-2	0.49
R-3	1.54
R-4	0.06
R-5	9.37
R-6	0.80
R-7	2.98
R-8	0.56
R-9	11.12
TOTAL	28.49 (1,224,025 S.F.)

ON-SITE REFORESTATION SUMMARY

REFORESTATION	AREA IN ACRES
REF-1	0.75
REF-2	0.12
REF-3	2.19
REF-4	2.23
REF-5	0.27
REF-6	0.85
REF-7	0.83
REF-8	0.06
REF-9	0.51
REF-10	0.31
REF-11	2.81
REF-12	6.94
REF-13	9.12
REF-14	0.10
REF-15	0.15
REF-16	0.38
REF-17	0.14
REF-18	0.13
TOTAL	28.79 (1,254,092 S.F.)

TOTAL REFORESTATION SUMMARY

REFORESTATION / INDIVIDUAL TREE PLANTINGS	AREA IN ACRES
ON-SITE REFORESTATION	28.79 (1,254,092 S.F.)
*INDIVIDUAL TREE CREDITS: 462 TREES @ 3000 S.F.	7.80 (341,000 S.F.)
ON-SITE SUBTOTAL	36.59 (1,595,092 S.F.)

INDIVIDUAL TREE PLANTINGS BY PHASE

PHASE	PROPOSED INDIVIDUAL TREE PLANTINGS
CCRC	PHASE ONE: 270 TREES PHASE TWO: 139 TREES
SINGLE-FAMILY RESIDENTIAL	PHASE ONE: 135 TREES PHASE TWO: 60 TREES PHASE THREE: 58 TREES
TOTAL	662 TREES

* REFER TO THE LANDSCAPE PLANS FOR LOCATION, SPECIES, AND SIZE OF INDIVIDUAL TREE PLANTINGS.

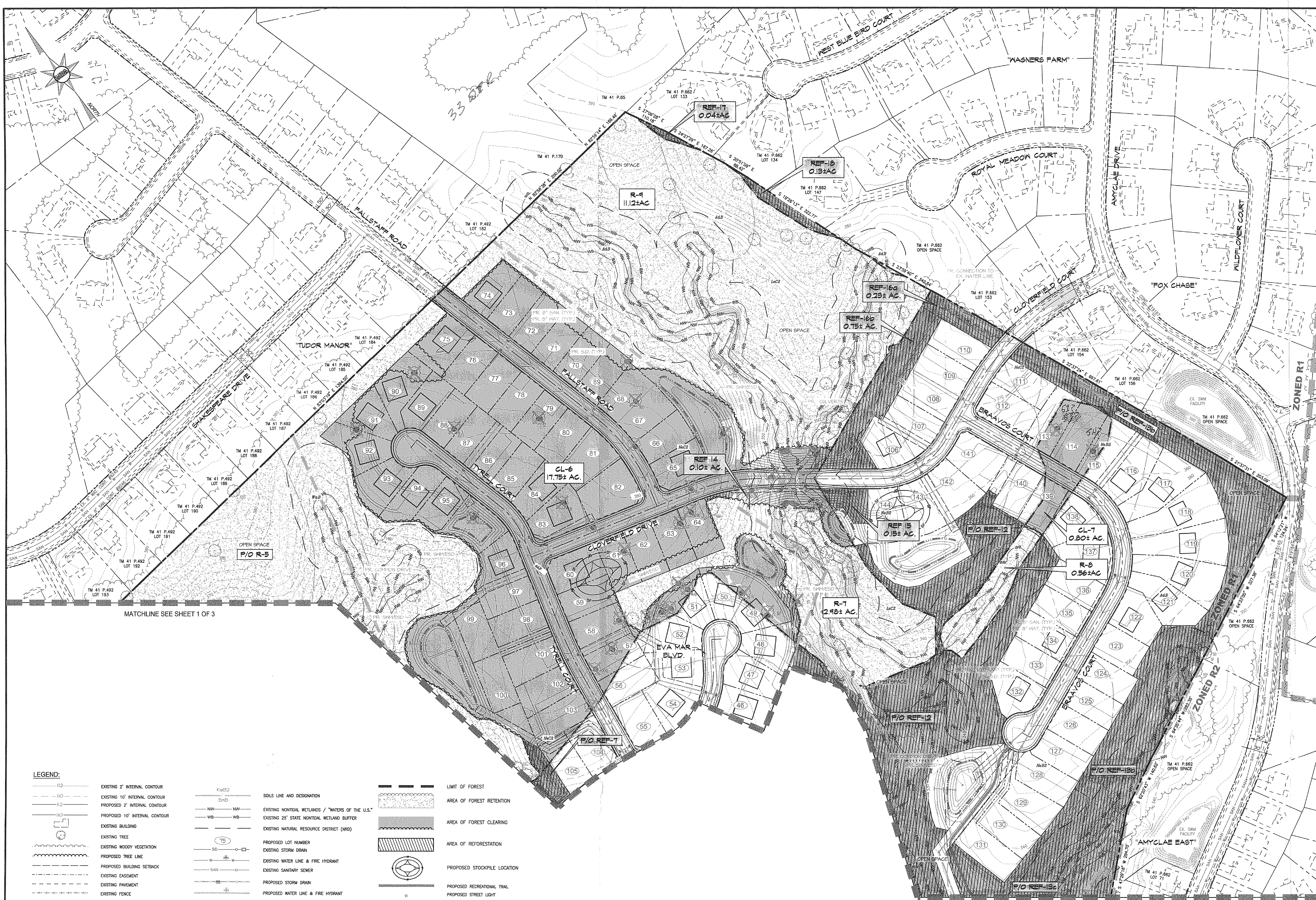
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MD 21009
(410) 515-9000
FAX: (410) 515-9002
MRAGTA.COM
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FOREST CONSERVATION PLAN
FOR
EVA MAR

THIRD ELECTION DISTRICT
HARFORD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:
09/22/2014	REVISED TO ADDRESS DAC COMMENTS.	18077/17813

SCALE: 1" = 100'
DATE: 07/08/2014
DRAWN BY: MVM
DESIGN BY: MVM
REVIEW BY: JI
SHEET: 1



ADJOINING PROPERTY OWNER LIST			
TAX MAP / PARCEL	OWNER	ADDRESS	ZONING
T.M. 41 P. 132 LOT 1	HARFORD COUNTY MARYLAND	220 S. MAIN STREET, BEL AIR, MD 21014	R1
T.M. 41 P. 463 LOT 36	STEPHEN R. COHEN & TIM COHEN	1600 BOSWORTH COURT, BEL AIR, MD 21015	R1
T.M. 41 P. 463 LOT 39	JOHN R. MILLER & BARBARA A. MILLER	1601 BOSWORTH COURT, BEL AIR, MD 21015	R1
T.M. 41 P. 463 LOT 40	ROBERT J. MCGANEY	1603 BOSWORTH COURT, BEL AIR, MD 21015	R1
T.M. 41 P. 461 LOT 44	MICHAEL A. BROWN & SUSANNE S. BROWN	1721 EDWIN DRIVE, BEL AIR, MD 21015	R1
T.M. 41 P. 461 LOT 45	EDDY LEE RUDDOCK & DANA WARE RUDDOCK TRUSTEES	1723 EDWIN DRIVE, BEL AIR, MD 21015	R1
T.M. 41 P. 461 LOT 46	KEVIN F. O'CONNOR & PAMELA R. O'CONNOR	1728 EDWIN DRIVE, BEL AIR, MD 21015	R1
T.M. 41 P. 461 LOT 47	WILLIAM E. HART & JAMES L. HART	1728 EDWIN DRIVE, BEL AIR, MD 21015	R1
T.M. 41 P. 461 LOT 194	MICHAEL A. MARTINI & JANINE Y. MARTINI	1721 SHAKESPEARE DR. BEL AIR, MD 21015	R1
T.M. 41 P. 462 LOT 193	JOHN W. GERDES & CHEERYLE A. GERDES	1723 SHAKESPEARE DR. BEL AIR, MD 21015	R1
T.M. 41 P. 462 LOT 192	RICHARD SANTORO & ASHLEY SANTORO	1725 SHAKESPEARE DR. BEL AIR, MD 21015	R1
T.M. 41 P. 462 LOT 191	PAUL A. CORSI & DEBRA A. CORSI	1727 SHAKESPEARE DR. BEL AIR, MD 21015	R1
T.M. 41 P. 462 LOT 190	MARY LOUISE BEGEL TRUSTEE	1729 SHAKESPEARE DR. BEL AIR, MD 21015	R1
T.M. 41 P. 462 LOT 189	THOMAS J. MCNAMEE & TYONE P. MCNAMEE	1731 SHAKESPEARE DR. BEL AIR, MD 21015	R1
T.M. 41 P. 462 LOT 188	KERMIT L. UPDEGRAVE, JR. & LINDA M. UPDEGRAVE	1733 SHAKESPEARE DR. BEL AIR, MD 21015	R1
T.M. 41 P. 462 LOT 187	JAMES R. O'BRIEN & CATHY M. O'BRIEN	1735 SHAKESPEARE DR. BEL AIR, MD 21015	R1
T.M. 41 P. 462 LOT 186	JAMES F. STANLEY & JULY L. STANLEY	1737 SHAKESPEARE DR. BEL AIR, MD 21015	R1
T.M. 41 P. 462 LOT 185	STEVEN R. BRYANT & MARY C. BRYANT	1739 SHAKESPEARE DR. BEL AIR, MD 21015	R1
T.M. 41 P. 462 LOT 184	JAMES A. CASPER & BARBARA C. CASPER	1741 SHAKESPEARE DR. BEL AIR, MD 21015	R1
T.M. 41 P. 462 LOT 183	RYAN ERMER & EMILY ERMER	1800 FAULSTAFF ROAD, BEL AIR, MD 21015	R1
T.M. 41 P. 462 LOT 182	WILLIAM E. MONTANARY, JR.	1801 FAULSTAFF ROAD, BEL AIR, MD 21015	R1
T.M. 41 P. 170	RICHARD M. SPONAGLE & ROSE M. SPONAGLE	1920 BEECH STREET, BEL AIR, MD 21015	R1
T.M. 41 P. 85	DONALD L. VOGAR & ROBIN K. VOGAR	1918 BEECH STREET, BEL AIR, MD 21015	R1
T.M. 41 P. 662 LOT 133	KENNETH W. SMITH	1216 W. BLUE BIRD CT., BEL AIR, MD 21015	R1
T.M. 41 P. 662 LOT 134	DEVANG THAKER & PAULON THAKER	1214 W. BLUE BIRD CT., BEL AIR, MD 21015	R1
T.M. 41 P. 662 LOT 147	BRETT A. HALSEY & DEANNA D. HALSEY	1206 ROYAL MEADOW CT., BEL AIR, MD 21015	R1
T.M. 41 P. 662 05	HARFORD PROPERTIES AT AMYCLAE LLC	W. BLUE BIRD CT., BEL AIR, MD 21015	R1
T.M. 41 P. 662 LOT 153	ROSS E. SMITH, IV	1205 CLOVERFIELD CT., BEL AIR, MD 21015	R1
T.M. 41 P. 662 LOT 154	BRIAN J. ERING & KELLY L. ERING	1204 CLOVERFIELD CT., BEL AIR, MD 21015	R1
T.M. 41 P. 662 LOT 156	MYRNA VILANUEVA & JENNIFER L. VILANUEVA	1806 AMYCLAE DRIVE, BEL AIR, MD 21015	R1
T.M. 41 P. 662 05	FOX CHASE AT BEL AIR HOMEOWNERS ASSOCIATION INC.	AMYCLAE DRIVE, BEL AIR, MD 21015	R1
T.M. 41 P. 662 05	AMYCLAE EAST HOMEOWNERS ASSOCIATION INC.	AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 71	BRYAN J. CUSHNER & WANA R. CUSHNER	1712 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 70	ROBERT C. ACQUAVELLA & KATHLEEN B. ACQUAVELLA	1710 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 69	LEONARD HERBOSZEK	1708 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 68	PAUL J. ZILKA & PATRICK A. ZILKA	1706 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 67	KRISTIN L. CONNELLEY & KEVIN CONNELLEY	1704 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 66	ADRIENNE HORODOWICZ & CHRISTOPHER HORODOWICZ	1702 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 65	TIMOTHY D. MALLORY & GINA M. MALLORY	1614 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 64	RANDOLPH C. BAKER	1612 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 63	PAUL S. DUEMEL & JENNIFER A. DUEMEL	1610 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 62	YUNG AN KIM & OR W. KIM	1608 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 61	ANIRAL FELICIANO & WINFRED T. FELICIANO	1606 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 60	CHRISTOPHER R. MATTHEWS & CHRISTINE M. JONICKI	1604 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 58	MICHAEL S. NIEDZWIEDKI & LISA NIEDZWIEDKI	1602 AMYCLAE DRIVE, BEL AIR, MD 21015	R2

LEGEND:		LIMIT OF FOREST	
---112---	EXISTING 2' INTERVAL CONTOUR	---	AREA OF FOREST RETENTION
---10---	EXISTING 10' INTERVAL CONTOUR	---	AREA OF FOREST CLEARING
---10---	PROPOSED 2' INTERVAL CONTOUR	---	AREA OF REFORESTATION
---10---	PROPOSED 10' INTERVAL CONTOUR	---	PROPOSED STOCKPILE LOCATION
---	EXISTING BUILDING	---	PROPOSED RECREATIONAL TRAIL
---	EXISTING TREE	---	PROPOSED STREET LIGHT
---	EXISTING WOODY VEGETATION	---	EXISTING SPECIMEN TREE
---	EXISTING STORM DRAIN	---	EXISTING SPECIMEN TREE TO BE REMOVED / OR LOCATED ON PROPOSED RESIDENTIAL LOT
---	PROPOSED TREE LINE	---	
---	PROPOSED BUILDING SETBACK	---	
---	EXISTING EASEMENT	---	
---	EXISTING PAVEMENT	---	
---	EXISTING FENCE	---	
---	PROPOSED LOT LINE	---	
---	PROPOSED CENTER LINE OF ROAD	---	
---	PROPOSED EDGE OF PAVEMENT	---	
---	EXISTING RIGHT-OF-WAY (R/W) LINE	---	
---	BOUNDARY/PROPERTY LINE	---	
---	EXISTING ADJOINING PROPERTY LINE	---	
---	SOILS LINE AND DESIGNATION	---	
---	EXISTING NONTIDAL WETLANDS / "WATERS OF THE U.S."	---	
---	EXISTING 25' STATE NONTIDAL WETLAND BUFFER	---	
---	EXISTING NATURAL RESOURCE DISTRICT (NRD)	---	
---	PROPOSED LOT NUMBER	---	
---	EXISTING WATER LINE & FIRE HYDRANT	---	
---	EXISTING SANITARY SEWER	---	
---	PROPOSED STORM DRAIN	---	
---	PROPOSED WATER LINE & FIRE HYDRANT	---	
---	PROPOSED SANITARY SEWER	---	
---	DENOTES AREA OF SLOPES 15% - 25%	---	
---	DENOTES AREA OF STEEP SLOPES > OR = 25%	---	
---	ZONING LINE	---	

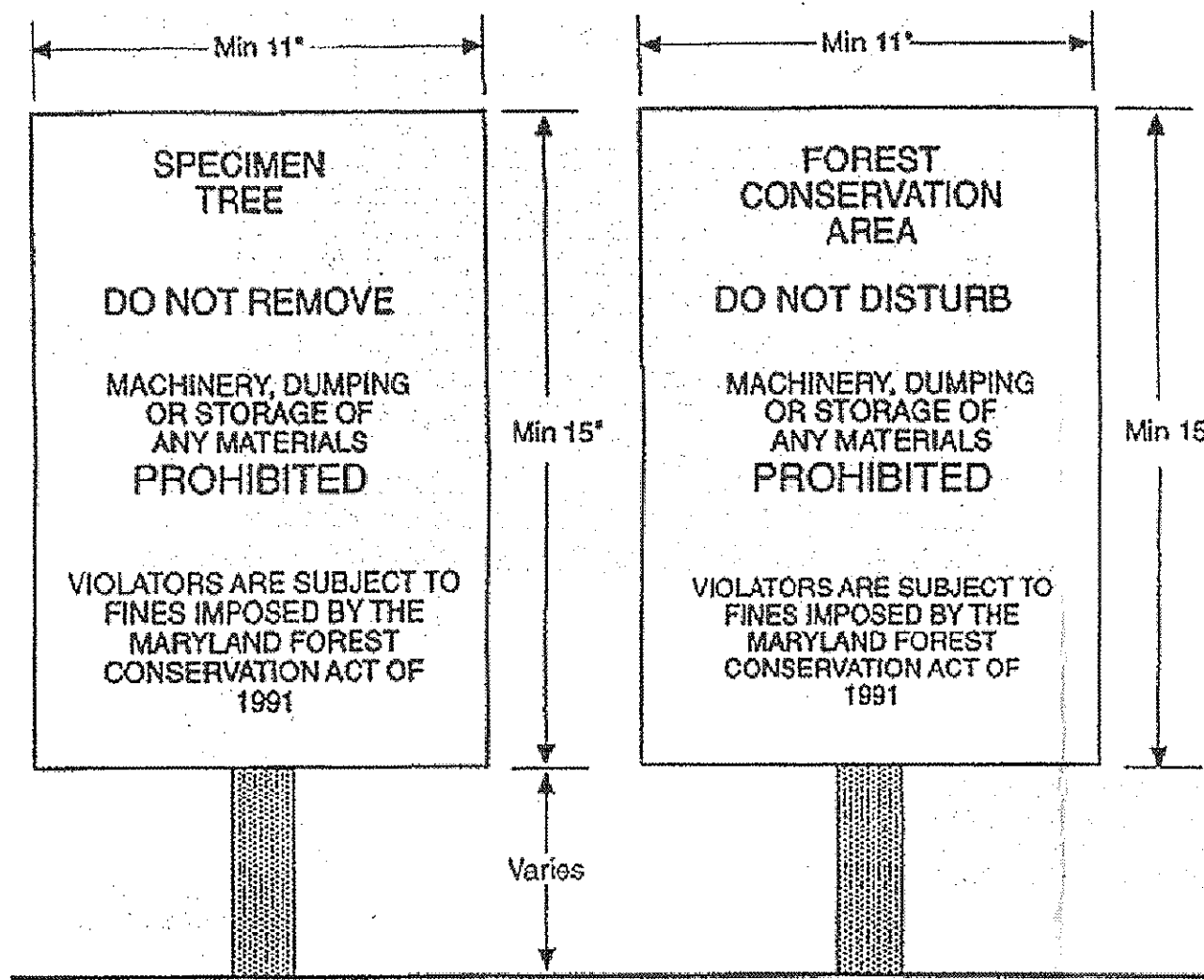
		UPLAND REFORESTATION AREA: 1.5" - 2.5" CALIPER PLANT STOCK FOR REFORESTATION																		BOTANICAL NAME		COMMON NAME	SIZE	SERIAL STAGE	SPACING 1.5" CAL	SPACING 2.5" CAL				
ACRES		REF-1	REF-2	REF-3	* REF-4a	REF-4b	REF-5	REF-6	REF-7	* REF-8	REF-9	* REF-10	* REF-11	* REF-12	* REF-13a	REF-13b	REF-13c	REF-14	REF-15	* REF-16a	REF-16b	* REF-17	* REF-18	TOTAL						
		0.75	0.12	1.69	1.99	0.27	0.27	0.85	0.3	0.06	0.71	0.44	2.14	5.79	2.02	4.33	2.70	0.10	0.15	0.23	0.75	0.04	0.13	25.93						
QUANTITY 1.5" = (150/ACRE) 2.5" = (75/ACRE)	AR	19	3	43	25	6	7	21	20	1	18	11	53	144	25	54	57	3	4	3	19	1	1	538	Acer rubrum	Red Maple	1.5" -2.5" cal	Pioneer / Sublimax	20% O.C.	25% O.C.
	QA	19	3	43	25	7	7	21	21	1	18	11	53	144	25	54	57	3	4	3	19	1	1	540	Quercus alba	White Oak	1.5" -2.5" cal	Climax	20% O.C.	25% O.C.
	AS	19	3	42	25	7	7	21	21	1	18	11	54	145	25	54	57	3	4	3	19	1	1	540	Acer saccharum	Sugar Maple	1.5" -2.5" cal	Early Successional	20% O.C.	25% O.C.
	FG	19	3	42	24	7	7	21	21	2	18	11	54	145	25	54	58	2	4	3	19	0	2	541	Fagus grandifolia	American Beech	1.5" -2.5" cal	Climax	20% O.C.	25% O.C.
	OR	19	3	42	24	7	7	22	21	2	18	11	54	145	25	54	58	2	4	3	19	0	2	543	Quercus rubra	Red Oak	1.5" -2.5" cal	Sublimax / Climax	20% O.C.	25% O.C.
CC	18	3	42	24	7	6	22	21	2	17	11	54	145	26	55	58	2	3	3	18	0	2	539	Cercis canadensis	Eastern Redbud	1.5" -2.5" cal	Sublimax	20% O.C.	25% O.C.	
SUBTOTAL		113	18	254	147	41	41	128	125	9	107	68	322	868	152	325	345	15	23	18	113	3	10	3,243	* Indicates reforestation areas to be planted with 2.5" caliper tree. Excluded are portions located in areas of nonfatal wetlands. Refer to the plant list below for species and sizing appropriate for planting within areas of nonfatal wetlands.					

		RIPARIAN / WETLAND REFORESTATION AREA: BARE ROOT SEEDLINGS																		BOTANICAL NAME		COMMON NAME	SIZE	SERIAL STAGE	SPACING						
ACRES		REF-1	REF-2	REF-3	REF-4a	REF-4b	REF-5	REF-6	REF-7	REF-8	REF-9	REF-10	REF-11	REF-12	REF-13a	REF-13b	REF-13c	REF-14	REF-15	REF-16a	REF-16b	REF-17	REF-18	TOTAL							
		0.50		1.15								0.07	0.03	1.15		0.14	0.33								2.86						
QUANTITY SEEDLINGS = (350/ACRE)	AR		25									3	3	57		7	17								142	Acer rubrum	Red Maple	Seedling	Pioneer / Sublimax		11% O.C.
	LS											3	3	57		7	17								142	Liquidambar styraciflua	Sweetgum	Seedling	Pioneer		11% O.C.
	PO											3	3	57		7	17								143	Platanus occidentalis	American Sycamore	Seedling	Pioneer / Climax		11% O.C.
	SN											4	34	58		7	17								145	Salix nigra	Black willow	Seedling	Pioneer		11% O.C.
	CAO											4	34	58		7	17								144	Carya ovale	Shagbark Hickory	Seedling	Pioneer / Early Successional		11% O.C.
	VP											4	34	58		7	16								145	Viburnum prunifolium	Blackhaw	2-3" (1.2 gal.)	Pioneer		11% O.C.
	CEO											4	33	58		7	16								143	Cephalanthus occidentalis	Buttonbush	2-3" (1.2 gal.)	Pioneer		11% O.C.
SUBTOTAL		0	0	175	0	0	0	0	0	0	0	25	235	403	0	49	116	0	0	0	0	0	0	0	1,003						

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ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MD 21009
(410) 515-9000
FAX: (410) 515-9002
MRAGTA.COM
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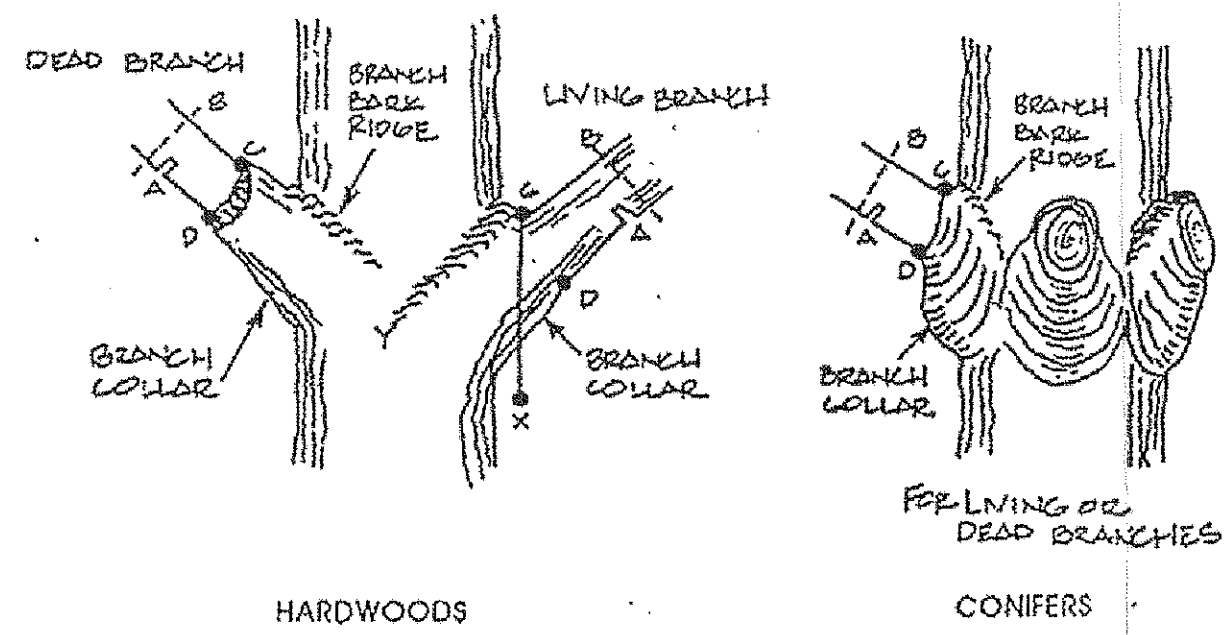
FOREST CONSERVATION PLAN
FOR
EVA MAR
THIRD ELECTION DISTRICT
HARFORD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.: 18077/17813
09/22/2014	REVISED TO ADDRESS DAC COMMENTS.	SCALE: 1" = 100'
		DATE: 07/08/2014
		DRAWN BY: MVM
		DESIGN BY: MVM/AGD
		REVIEW BY: JMK/PTM
		SHEET: 2 OF 3

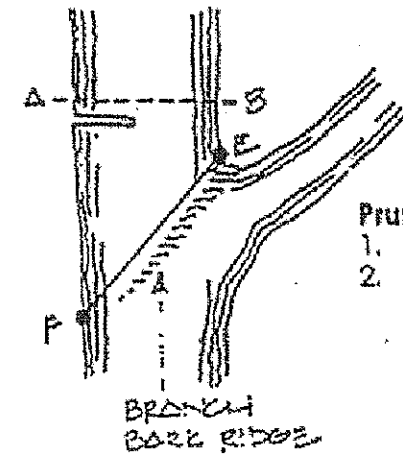


- Notes:
1. Bottom of signs to be higher than top of tree protection fence.
 2. Signs to be placed approximately 150 feet apart. Conditions on site affecting visibility may warrant placing signs closer or farther apart.
 3. Attachment of signs to trees is prohibited.

Source: Adapted from Forest Conservation Manual, 1991

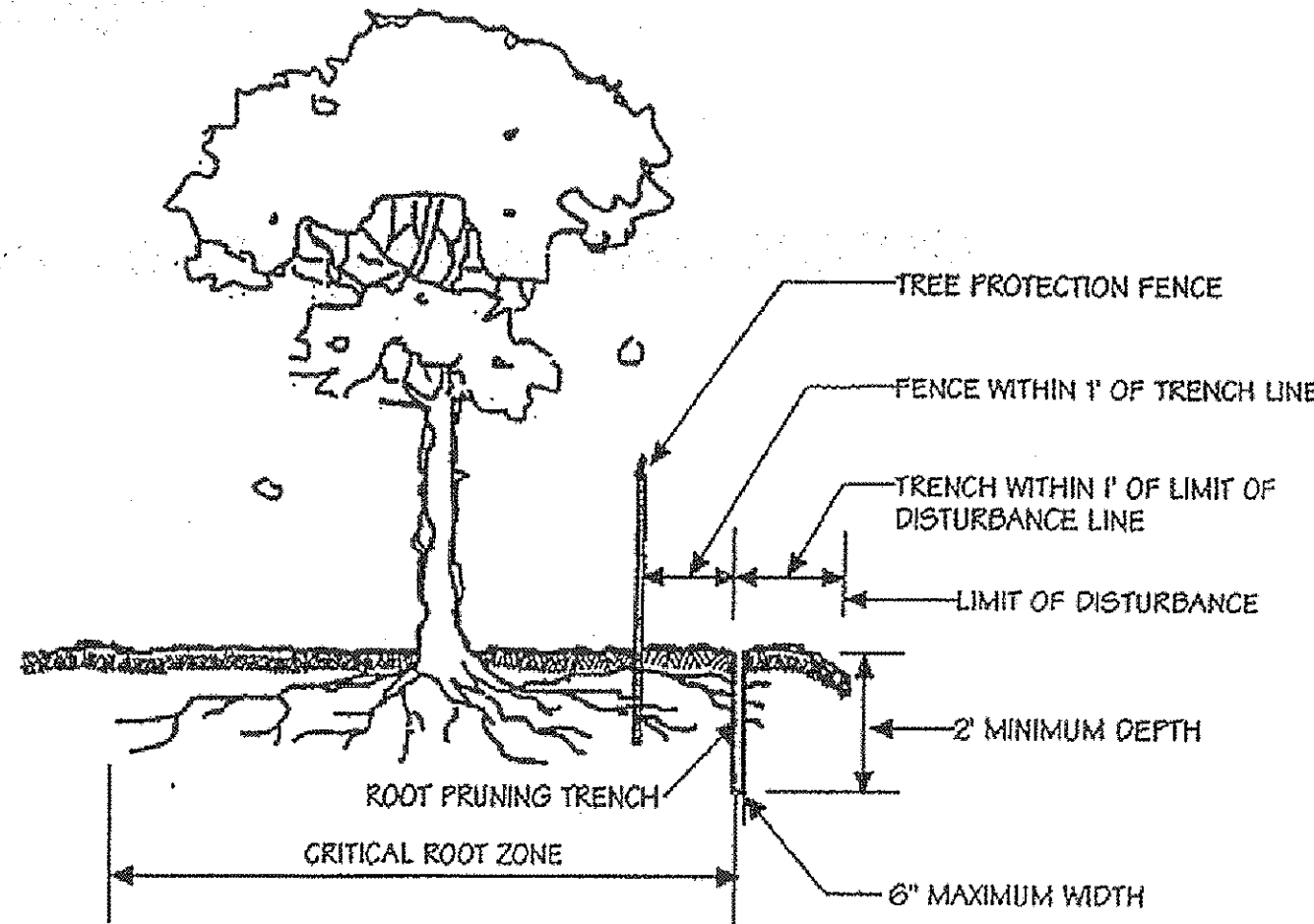


- Pruning a Branch
1. Remove branch weight by undercutting at A and remove limb by cutting through at B.
 2. Remove stub at CD (line between branch bark ridge and outer edge of branch collar).
 3. If D is difficult to find on hardwoods, drop vertical from C (line CX). Angle XCY=XCD.



- Pruning a Leader or To Reduce Size
1. Remove top weight by undercutting at A&E.
 2. Remove stub at EF parallel to the Branch Bark Ridge.

Source: Fairfax County, Virginia Vegetation Preservation & Planting



- Notes:
1. Retention Areas to be established as part of the forest conservation plan review process.
 2. Boundaries of Retention Areas to be staked, flagged and/or fenced prior to trenching.
 3. Exact location of trench should be identified.
 4. Trench should be immediately backfilled with soil removed or organic soil.
 5. Roots should be cleanly cut using vibratory knife or other acceptable equipment.

Source: Adapted from Steve Clark & Associates/ACRT, Inc. and Forest Conservation Manual, 1991

Specimen Trees

Key	Species Name	Size	Cond.
A	Scarlet oak	32"	F. good
B	White oak	34"	Fair
C	Red oak	36"	F. good
D	Scarlet oak	30"	F. good
E	Tulip poplar	30"	Fair
F	Scarlet oak	32"	Fair
G	Scarlet oak	30"	Good
H	Scarlet oak	31"	Fair
I	Scarlet oak	31"	Fair
J	Tulip poplar	31"	F. good
K	Scarlet oak	34"	F. good
L	Am. beech	35"	F. good
M	White ash	37"	Fair
N	White ash	41"	Poor
O	White ash	31"	F. good
P	Am. beech	30"	Good
Q	Am. beech	31"	Fair
R	White ash	30"	F. good
S	Tulip poplar	37"	Fair
T	Am. beech	30"	Good
U	Red oak	37"	F. good
V	Tulip poplar	30"	F. good
W	Tulip poplar	35"	Good
X	Scarlet oak	30"	F. good
Y	Tulip poplar	32"	F. good
Z	Am. beech	31"	Poor

Key	Species Name	Size	Cond.
2A	Tulip poplar	31"	F. good
2B	Tulip poplar	33"	F. good
2C	Red oak	40"	F. good
2D	Red oak	32"	F. good
2E	Tulip poplar	35"	V. poor
2F	Tulip poplar	30"	Good
2G	Red maple	30"	F. good
2H	Red oak	33"	F. good
2I	White oak	39"	F. good
2J	White ash	34"	Fair
2K	Tulip poplar	36"	Good
2L	White oak	33"	Good
2M	Red oak	33"	F. good
2N	Tulip poplar	35"	Fair
2O	Tulip poplar	34"	F. good
2P	Tulip poplar	47"	V. poor
2Q	Am. beech	33"	Good
2R	Am. beech	31"	Good
2S	White oak	32"	Good
2T	Red maple	49"	F. good
2U	White ash	51"	Fair
2V	Scarlet oak	45"	Fair
2W	Am. sycamore	90"	Good
2X	S. red oak	46"	V. poor
2Y	White ash	31"	V. poor
2Z	Tulip poplar	44"	F. good

Key	Species Name	Size	Cond.
5A	Black cherry	31"	Good
5B	Pawlonia	31"	F. good
5C	Am. sycamore	33"	F. good
5D	Pin oak	35"	Good
5E	Red maple	40"	Good
5F	Scarlet oak	33"	Good
5G	Scarlet oak	37"	Good
5H	Am. sycamore	35"	Good
5I	Am. sycamore	35"	F. good
5J	Am. sycamore	32"	Fair
5K	White ash	30"	Fair
5L	Am. sycamore	40"	F. good
5M	Am. sycamore	42"	F. good
5N	Am. sycamore	34"	F. good
5O	Am. sycamore	31"	F. good
5P	Am. sycamore	33"	F. good
5Q	Am. sycamore	32"	Good
5R	Am. sycamore	60"	Good
5S	Black walnut	45"	F. good
5T	Am. sycamore	38"	Good
5U	Black walnut	39"	Poor
5V	Tulip poplar	30"	Good
5W	White ash	35"	Fair
5X	Tulip poplar	32"	F. good
5Y	Tulip poplar	31"	V. poor
5Z	Bigtooth Aspen	18.4"	F. good

(WR) INDICATES THAT A WAIVER IS BEING REQUESTED FOR SPECIMEN TREE REMOVAL. IN SOME CASES SPECIMEN TREES ARE LOCATED ON RESIDENTIAL LOTS WHICH PREVENTS THE TREE FROM BEING INCLUDED IN A FOREST CONSERVATION EASEMENT. IN SOME CASES SPECIMEN TREES ARE LOCATED IN AREAS OF POTENTIAL DISTURBANCE. IT IS THE APPLICANT'S INTENTION TO WORK AROUND THESE SPECIMEN TREES WHEN POSSIBLE, BUT RETENTION CAN NOT BE GUARANTEED AT THIS TIME.

1 CONSTRUCTION SIGNS

NOT TO SCALE

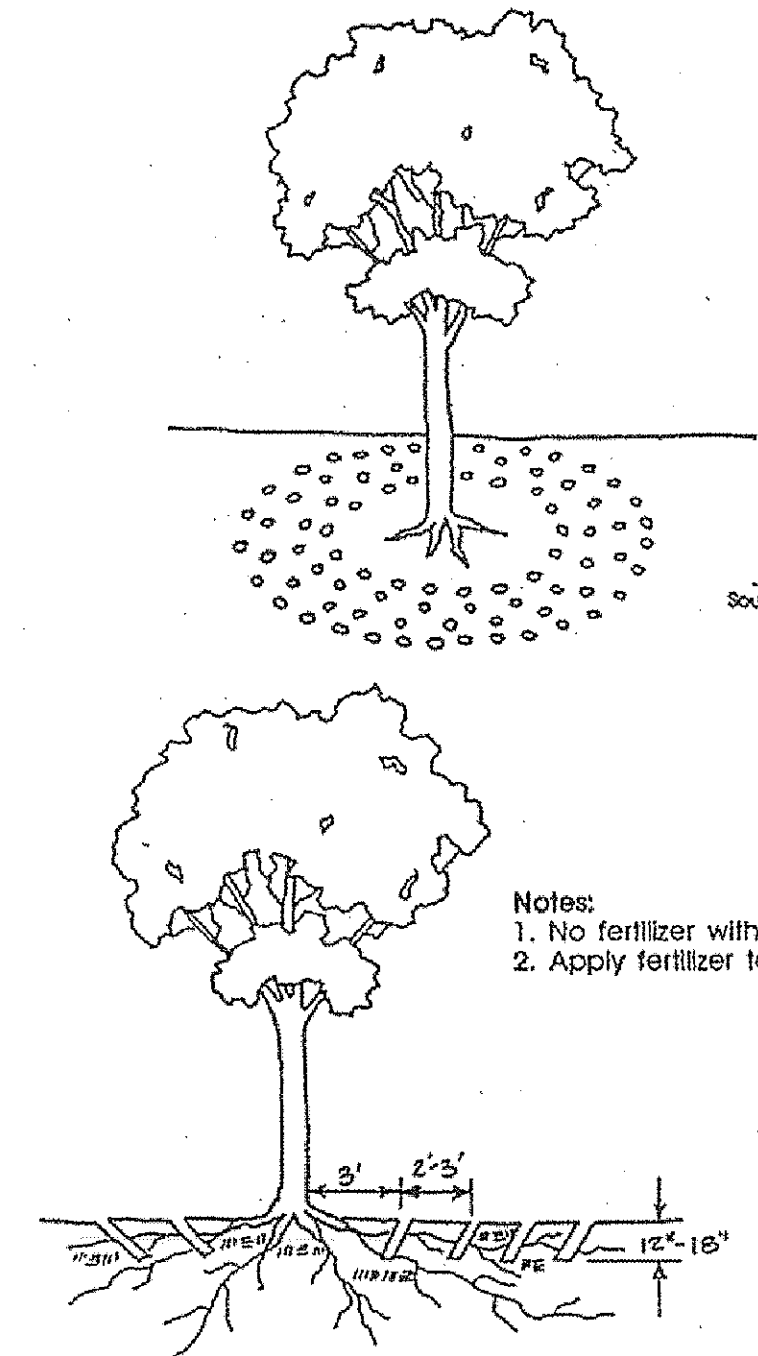
2 TREE PRUNING

NOT TO SCALE

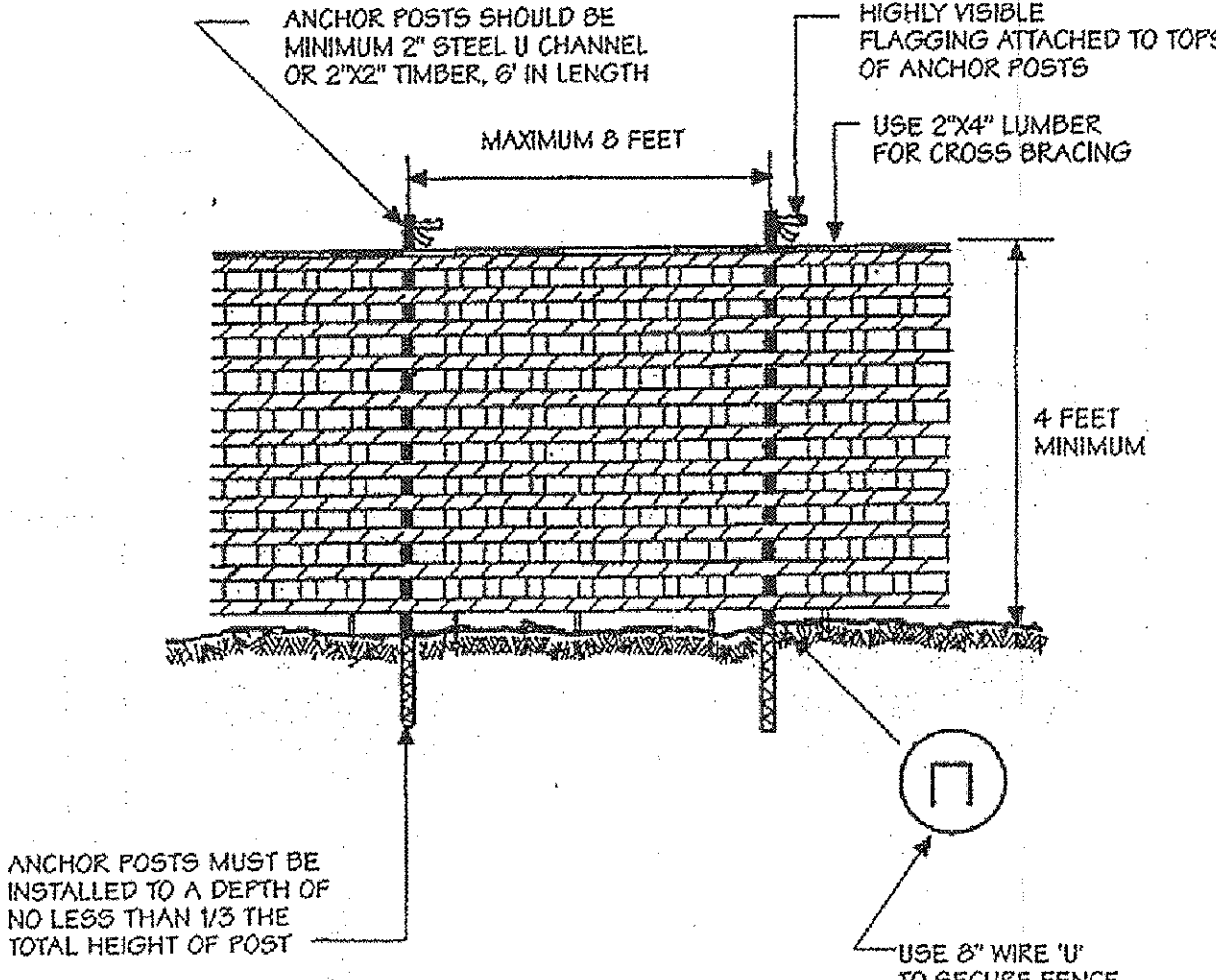
3 ROOT PRUNING

NOT TO SCALE

Figure J-3 Application of Fertilizers by Injection

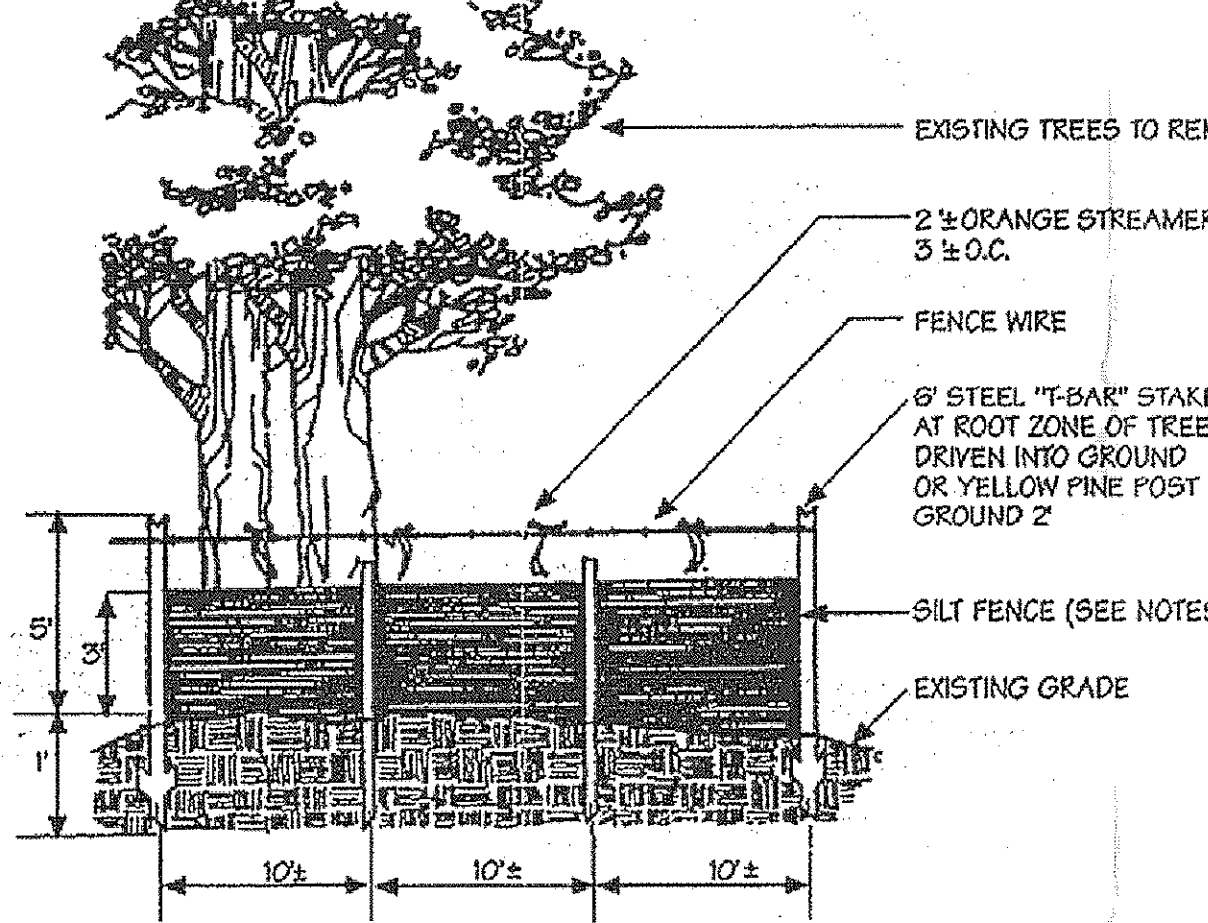


- Notes:
1. No fertilizer within 3 feet of trunk
 2. Apply fertilizer to entire critical root zone



- Notes:
1. Blaze orange or blue plastic mesh fence for forest protection device, only.
 2. Boundaries of Retention Area will be established as part of the forest conservation plan review process.
 3. Boundaries of Retention Area should be staked and flagged prior to installing device.
 4. Avoid damage to critical root zone. Do not damage or sever large roots when installing posts.
 5. Protection signs are required.
 6. Device should be maintained throughout construction.

Source: Adapted from Prince George's County, Maryland Woodland Conservation Manual and Forest Conservation Manual, 1991



- Notes:
1. Silt fence to be heeled into the soil.
 2. Wire, snow fence, etc. for tree protection only.
 3. Boundaries of Retention Area will be established as part of the forest conservation plan review process.
 4. Boundaries of Retention Area should be staked and flagged prior to installing device.
 5. Avoid root damage when placing anchor posts.
 6. Device should be properly maintained throughout construction.
 7. Protection signs are also required.
 8. Locate fence outside the Critical Root Zone.

Source: Adapted from Steve Clark & Associates/ACRT, Inc.

4 APPLICATION OF FERTILIZERS

NOT TO SCALE

5 PLASTIC MESH PROTECTIVE FENCE

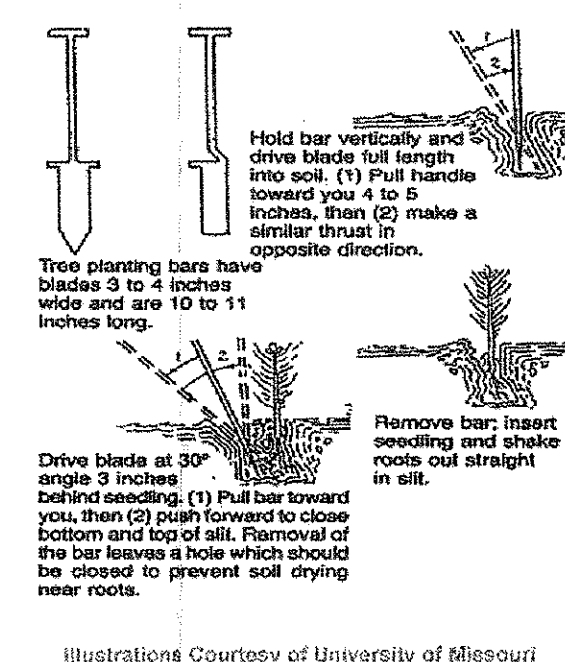
NOT TO SCALE

6 SILT FENCE & PROTECTION FENCE

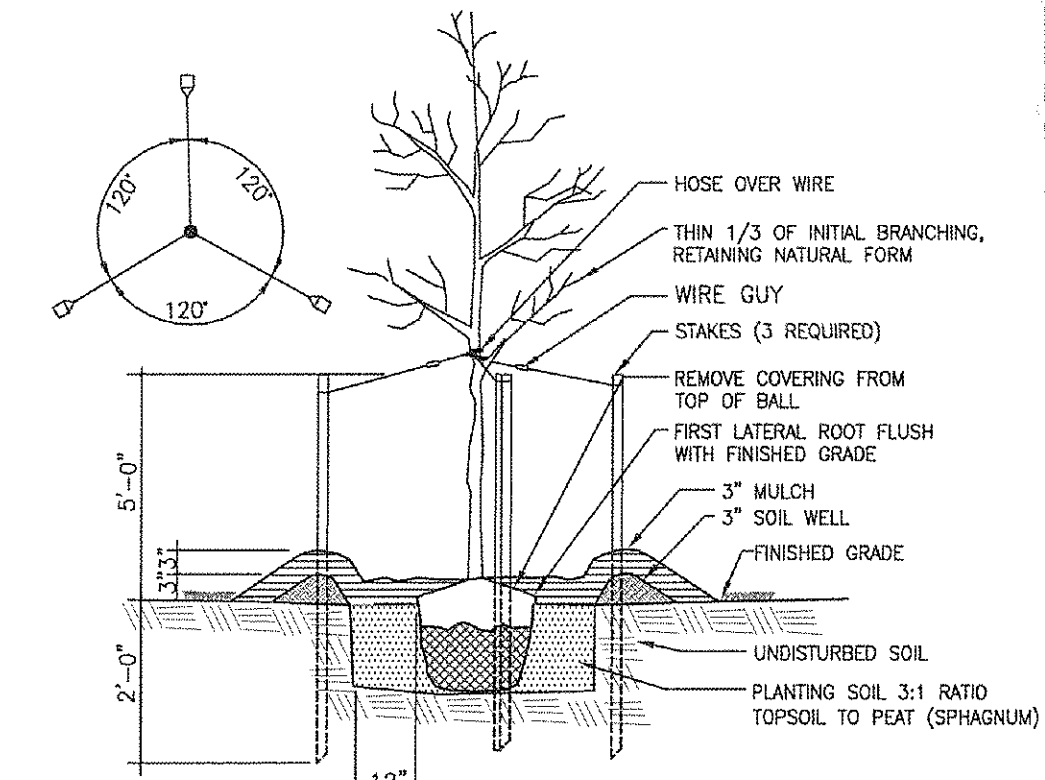
NOT TO SCALE

Important: Seedlings should be dormant (planted between December and March), and roots should be moist and fibrous. Each seedling should be protected from moisture loss by keeping roots moist and covered. Do not root prune!

Planting Using a Dibble or Planting Bar

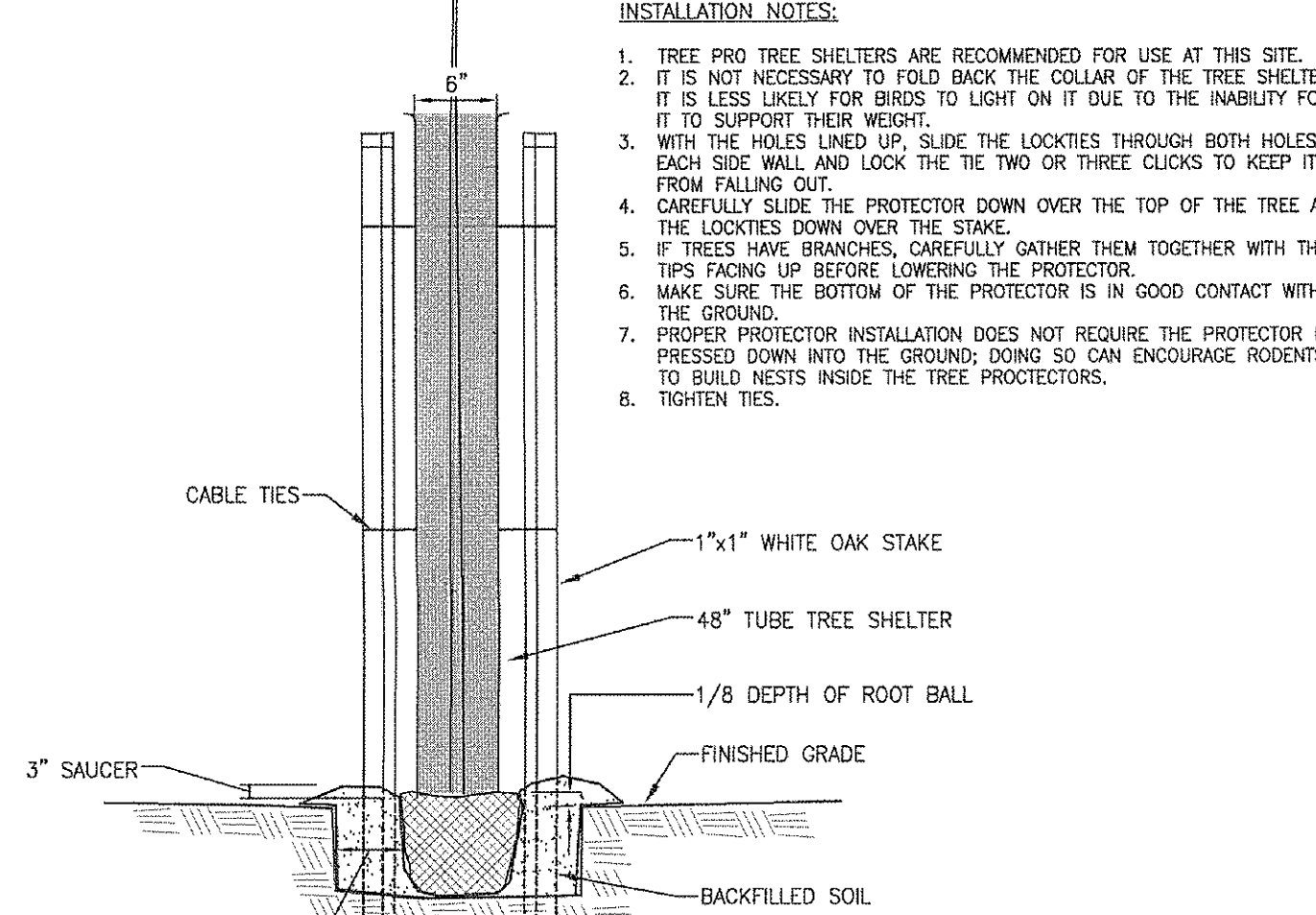


Illustrations Courtesy of University of Missouri



DECIDUOUS TREE DETAIL

NOT TO SCALE



CONTAINER-GROWN TREE PLANTING DETAIL WITH TREE SHELTER

NOT TO SCALE

BEST MANAGEMENT PRACTICES FOR WORKING IN NONTIDAL WETLANDS, WETLAND BUFFERS, WATERWAYS, AND 100-YEAR FLOODPLAINS

1. NO EXCESS FILL, CONSTRUCTION MATERIAL, OR DEBRIS SHALL BE STOCKPILED OR STORED IN NONTIDAL WETLANDS, NONTIDAL WETLAND BUFFERS, WATERWAYS, OR THE 100-YEAR FLOODPLAIN.
2. PLACE MATERIALS IN A LOCATION AND MANNER THAT DOES NOT ADVERSELY IMPACT SURFACE OR SUBSURFACE WATER FLOW INTO OR OUT OF NONTIDAL WETLANDS, NONTIDAL WETLAND BUFFERS, WATERWAYS, OR THE 100-YEAR FLOODPLAIN.
3. DO NOT USE THE EXCAVATED MATERIAL AS BACKFILL IF IT CONTAINS WASTE METAL PRODUCTS, UNSHIPPED DEBRIS, TOXIC MATERIAL, OR OTHER DEleterious SUBSTANCE. IF ADDITIONAL BACKFILL IS REQUIRED, USE CLEAN MATERIAL FREE OF WASTE METAL PRODUCTS, UNSHIPPED DEBRIS, TOXIC MATERIAL, OR ANY OTHER DEleterious SUBSTANCE.
4. PLACE HEAVY EQUIPMENT ON MATS OR SUITABLY OPERATE THE EQUIPMENT TO PREVENT DAMAGE TO NONTIDAL WETLAND BUFFERS, WATERWAYS, OR THE 100-YEAR FLOODPLAIN.
5. REPAIR AND MAINTAIN ANY SERVICEABLE STRUCTURE OR FILL SO THERE IS NO PERMANENT LOSS OF NONTIDAL WETLANDS, NONTIDAL WETLAND BUFFERS, OR WATERWAYS, OR PERMANENT MODIFICATION OF THE 100-YEAR FLOODPLAIN IN EXCESS OF THAT LOST UNDER THE ORIGINALLY AUTHORIZED STRUCTURE OR FILL.
6. RECTIFY ANY NONTIDAL WETLANDS, WETLAND BUFFERS, WATERWAYS, OR 100-YEAR FLOODPLAIN TEMPORARILY IMPACTED BY ANY CONSTRUCTION.
7. ALL STABILIZATION OUTSIDE THE HERBICIDOUS WETLAND SEED MIX AREA SHALL UTILIZE ERMK-722 OR AN APPROVED ALTERNATIVE. KENTUCKY 31 FESCUE SHALL NOT BE UTILIZED IN WETLANDS OR BUFFER AREAS. THE AREA SHOULD BE SEEDED AND MULCHED TO REDUCE EROSION AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
8. AFTER INSTALLATION HAS BEEN COMPLETED, MAKE POST-CONSTRUCTION GRADES AND ELEVATIONS THE SAME AS THE ORIGINAL GRADES AND ELEVATIONS IN TEMPORARILY IMPACTED AREAS.
9. TO PROTECT AQUATIC SPECIES, IN-STREAM WORK IS PROHIBITED AS DETERMINED BY THE CLASSIFICATION OF THE STREAM:
10. IN WATERS: IN-STREAM WORK SHALL NOT BE CONDUCTED DURING THE PERIOD OCTOBER 1 THROUGH APRIL 30, INCLUSIVE, DURING ANY YEAR.
11. STORMWATER RUNOFF FROM IMPERVIOUS SURFACES SHALL BE CONTROLLED TO PREVENT THE WASHING OF DEBRIS INTO THE WATERWAY.
12. CULVERTS SHALL BE CONSTRUCTED AND ANY RIPRAP PLACED SO AS NOT TO OBSTRUCT THE MOVEMENT OF AQUATIC SPECIES, UNLESS THE PURPOSE OF THE ACTIVITY IS TO IMPROVE WATER.

FOREST PROTECTION PROCEDURES AND SEQUENCE

1. CLEARING AND GRUBBING OF FOREST AREAS SHOWN ON THIS PLAN WILL BE COMPLETED AS PART OF A MASS GRADING PLAN FOR EACH PHASE OF CONSTRUCTION. THERE WILL BE NO CLEARING IN FOREST PROTECTION AREAS. BLAZE ORANGE MESH TREE PROTECTION FENCE (DETAIL #3 THIS SHEET) SHALL BE INSTALLED TO THE EDGE OF THE CRITICAL ROOT ZONE (CRZ). IN AREAS WHERE SEDIMENT CONTROL FACILITIES DO NOT EXIST, THE LIMIT OF DISTURBANCE, ADJUSTMENTS TO THIS FENCE WILL BE PERMITTED ONLY FOR FINAL PLACEMENT OF LIGHT WEIGHT SOIL MIX OR ROOT PRUNING (DETAIL #3 THIS SHEET) IMMEDIATELY PRIOR TO DOING THE WORK.
2. PRIOR TO INSTALLATION OF PERMANENT SEDIMENT CONTROL MEASURES, THE LIMIT OF CLEARING AS SHOWN ON THE F.C.P. SHALL BE FLAGGED AND FOREST RETENTION SIGNS (DETAIL #1 THIS SHEET) POSTED EVERY 150 FEET. SEDIMENT CONTROL DEVICES SHALL REMAIN OUTSIDE OF PROTECTED FOREST AREAS.
3. STOCKPILE AREAS, EMPLOYEE PARKING AND EQUIPMENT STAGING AREAS SHALL BE CONTAINED WITHIN THE LIMIT OF CLEARING AS SHOWN ON THE F.C.P. OR SEDIMENT & EROSION CONTROL PLAN.
4. FILTER CLOTH ON WIRE MESH (DETAIL #6 THIS SHEET) SHALL BE INSTALLED IN LIEU OF STANDARD SILT FENCE OR HIGH VISIBILITY FLAGGING SHALL BE PLACED ON SUPER SILT FENCE WHERE APPLICABLE ON THE SEDIMENT & EROSION CONTROL PLAN. EARTH Dikes AND SHOULDS SHALL BE INSTALLED OUTSIDE OF THE FOREST AREAS PROTECTED BY BLAZE ORANGE FENCE.
5. TREES OVER 18" DBH REQUIRING EXCAVATION WITHIN THE CRITICAL ROOT ZONE SHALL HAVE ROOTS PRUNED (DETAIL #3 THIS SHEET) AND CROWN REDUCED (DETAIL #2 THIS SHEET) PROPORTIONAL TO THE PERCENTAGE OF ROOT SYSTEM REMOVED TO MAXIMUM OF 20%. A 2" PROTECTIVE MULCH LAYER SHALL BE SPREAD 5 FEET BEYOND THE ROOT PRUNING LINE, IMMEDIATELY FOLLOWING REMOVAL OF PROTECTIVE FENCING AT THE END OF FINAL GRADING AND STABILIZATION.
6. SPRING AND FALL LOW NITROGEN FERTILIZERS (10-25-15) SHALL BE APPLIED BY MEANS OF LIQUID PRESSURE INJECTIONS (DETAIL #4 THIS SHEET) TO THE ROOT ZONE OF TREES OVER 18" DBH THAT WERE AFFECTED BY CONSTRUCTION WITHIN THE CRZ.
7. EACH GROUP OF TREES MUST ALSO BE MONITORED FOR DISEASE AND INSECT PROBLEMS DURING AND AFTER CONSTRUCTION, FOR A PERIOD OF TWO YEARS.
8. EXOTIC TREE AND SHRUB SPECIES SHALL BE ERADICATED BY CUTTING AND/OR SPRAYING WITH AN APPROVED HERBICIDE [i.e. GLYPHOSATE, (ROUNDUP®), RODENT®] BY A STATE CERTIFIED PESTICIDE APPLICATOR, 2 APPLICATIONS/YEAR FOR 2 YEARS MAY BE NECESSARY.

MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 345-A BOX HILL CORPORATE CENTER DRIVE ARLINGTON, MD 21009 (410) 515-9000 FAX: (410) 515-9002 MRGTA.COM © 2014 MORRIS & RITCHIE ASSOCIATES, INC.		FOREST CONSERVATION PLAN FOR EVA MAR THIRD ELECTION DISTRICT HARRFORD COUNTY, MARYLAND	
DATE	REVISIONS	JOB NO.: 18077/17613	
09/22/2014	REVISED TO ADDRESS DAC COMMENTS.	SCALE: 1" = 100'	
		DATE: 07/08/2014	
		DRAWN BY: MVM	
		DESIGN BY: MVM/AGD	
		REVIEW BY: JMK/PTM	
		SHEET: 3 OF 3	

MORRIS & RITCHIE ASSOCIATES, INC.

ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



September 22, 2014

Mr. Moe D. Davenport
Harford County Department of Planning & Zoning
220 S. Main Street, 2nd Floor
Bel Air, MD 21014

RE: Eva Mar
Waiver Request
Specimen Tree Removal

Dear Mr. Davenport:

A Forest Stand Delineation was performed on April 3 and 4, 2012, and December 12, 2012, and a Report was prepared December 17, 2012, by Eco-Science Professionals, Inc. for the site known as Eva Mar, formerly the Probst Property. The Harford County Department of Planning & Zoning approved the Forest Stand Delineation Plan & Report (FSD) May 9, 2014.

The FSD describes that specimen trees were identified based on the parameters outlined in the Harford County Forest Conservation Program and include:

- a. trees having a diameter measured at 4.5 feet above the ground of 30 inches or more;
- b. trees having 75 percent or more of the diameter of the current state champion tree of that species;
- c. or trees designated as national, state, or county champions.

One hundred thirty (130) specimen trees were identified within the study area. A list of specimen trees, identification key, species name, size, and condition is provided on sheet three of the Forest Conservation Plan (FCP). The FCP shows the locations of specimen trees and whether each is to be preserved or to be removed.

On behalf of our client, ESC Eva Mar, LC, Morris & Ritchie Associates, Inc. (MRA) is requesting a waiver from the Harford County Zoning Code, Section 267-39 D.(3)(a) to allow removal of forty-four specimen trees of the one hundred thirty specimen trees identified on-site. Consideration of size, quality, and location of existing specimen trees informed the proposed lot configuration and roadway alignments, in order to retain and protect as many of the high quality specimen trees as possible.

3445-A Box Hill Corporate Center Dr., Abingdon, MD 21009 (410) 515-9000 Fax: (410) 515-9002 www.mragta.com

Abingdon, MD
(410) 515-9000

Laurel, MD
(410) 792-9792

Towson, MD
(410) 821-1690

Georgetown, DE
(302) 855-5734

Wilmington, DE
(302) 326-2200

Our supporting information identifying specimen tree disposition and justification for the waiver request for each tree, pursuant to Harford County Zoning Code, Section 267-39 F., is as follows:

Specimen Tree 'AA' - 31" Tulip Poplar (*Liriodendron tulipifera*)

Condition of this Specimen Tree:

This tree is located in Forest Stand F-1 in the northern portion of the site. Tulip Poplar is one of the dominate species in this forest stand. The tree is identified as being of good condition with a high canopy.

Disposition:

This tree is located near the rear property line of a proposed single-family residential lot. The tree is located outside of the limit of disturbance and the applicant's engineers and contractors will make every effort to retain this tree. This tree will not be protected by a forest conservation easement (FCE) which are not allowed on residential lots less than 20,000 s.f. Therefore a waiver is being requested.

Justification for Waiver Request:

- 1) Special Condition:
Although the tree is to remain, it is located on a proposed residential lot and therefore cannot be protected by a FCE.
- 2) Rights Commonly Enjoyed By Others:
Depriving the developer of the right to construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;
- 3) Special Privilege:
The granting of this variance would not confer any special privilege on the developer, which would be denied to others;
- 4) Conditions Created By Applicant:
This variance is necessary due to specific site conditions. It is not a result of actions of the developer;
- 5) Conditions Relating to Adjacent Property Use:
This request has not arisen from a condition on a neighboring property; and
- 6) Water Quality:
Water quality will not adversely affected by this request. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree 'DD' - 40" Red Oak (*Quercus rubra*)

Condition of this Specimen Tree:

This tree is located in Forest Stand F-1 in the northern portion of the site. The tree is identified as being of fair condition.

Disposition:

Red Oak is one of the dominate species in this forest stand. This tree is observed to have a thin canopy typical of trees in a forest setting, and may not be as stable after clearing occurs around it. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

This tree is located in an area intended for stormwater management adjacent to a proposed roadway and single-family residential lots. Locating the stormwater management facility in this location is intended to preserve forest within the NRD and minimize fragmentation of existing forest.

2) Rights Commonly Enjoyed By Others:

Stormwater management for both water quality and quantity is a requirement of land development as outlined in the 2000 Maryland Stormwater Design Manual. This particular facility is planned for quantity management, and in general these facilities are located in lower lying areas of the site. Depriving the developer of the right to remove the tree and construct the stormwater facility would contradict regulations and laws governing stormwater management;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to existing site conditions. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality, in fact its removal will ensure adequate area is available for stormwater management facilities.

Specimen Tree 'II' - 45" American Sycamore (Platanus occidentalis)

Condition of this Specimen Tree:

This tree is located along the eastern edge of Forest Stand F-1 in the northern portion of the site. The tree is identified as being of fair condition.

Disposition:

This tree is located in the NRD near a non-tidal wetland feature. American Sycamore is a species that is most often found along stream banks or wet areas. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

This tree is in the vicinity of the proposed extension of Cloverfield Drive, approximately forty feet to the north of the proposed roadway. The design of the

conveyance structure associated with this road crossing has not yet been engineered or submitted for review and approval by the Maryland Department of the Environment. Depending on the structure required, this tree may or may not be retained. Original site plans for this project showed Cloverfield Drive connecting to Eva Mar Boulevard, but was realigned to its current location to minimize the number of specimen trees that would be negatively impacted.

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the road crossing would prevent road network connectivity among the existing and proposed communities;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree 'JJ' - 32" Tulip Poplar (*Liriodendron tulipifera*)

Condition of this Specimen Tree:

This tree is located along the eastern edge of Forest Stand F-1 in the northern portion of the site. Tulip Poplar is one of the dominate species in this forest stand. The tree is identified as being of good condition.

Disposition:

This tree is located in the NRD near a non-tidal wetland feature. Poison ivy was observed growing up the tree trunk and into the canopy. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

This tree is in the vicinity of the proposed extension of Cloverfield Drive. Original site plans for this project showed Cloverfield Drive connecting to Eva Mar Boulevard, but was realigned to its current location to minimize the number of specimen trees that would be negatively impacted.

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the road crossing would prevent road network connectivity among the existing and proposed communities;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree 'LL' - 30" Scarlet Oak (Quercus coccinea)

Condition of this Specimen Tree:

This tree is located along the eastern edge of Forest Stand F-1 in the northern portion of the site. The tree is identified as being of poor condition.

Disposition:

This tree is located in the NRD near a non-tidal wetland feature. Poison ivy was observed growing into the canopy, as well as several dead limbs. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

This tree is in the vicinity of the proposed extension of Cloverfield Drive. Original site plans for this project showed Cloverfield Drive connecting to Eva Mar Boulevard, but was realigned to its current location to minimize the number of specimen trees that would be negatively impacted.

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the road crossing would prevent road network connectivity among the existing and proposed communities;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree 'NN' - 31" White Oak (Quercus alba)

Condition of this Specimen Tree:

This tree is located in Forest Stand F-1 in the north/central portion of the site. The tree is identified as being of fairly good condition. A few dead limbs were observed.

Disposition:

This tree is located in the area of a proposed single-family residential lot. It is unlikely that its removal can be avoided to construct the dwelling. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree 'OO' - 38" White Ash (Fraxinus americana)

Condition of this Specimen Tree:

This tree is located in Forest Stand F-1 in the north/central portion of the site. The tree is identified as being of fair condition.

Disposition:

An understory dead limb was observed. This species of tree is susceptible to the Emerald Ash Borer which has been detected in Maryland, and can kill a tree one to three years after infestation. This tree is located in the area of a proposed single-family residential lot. It is unlikely that its removal can be avoided to construct the dwelling. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) **Special Condition:**

The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) **Rights Commonly Enjoyed By Others:**

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) **Special Privilege:**

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) **Conditions Created By Applicant:**

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

5) **Conditions Relating to Adjacent Property Use:**

This request has not arisen from a condition on a neighboring property; and

6) **Water Quality:**

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree 'PP' - 31" Tulip Poplar (*Liriodendron tulipifera*)

Condition of this Specimen Tree:

This tree is located in Forest Stand F-1 in the north/central portion of the site. Tulip Poplar is one of the dominate species in this forest stand. The tree is identified as being of fairly good condition.

Disposition:

At this time the applicant seeks a waiver to remove this tree.

Justification for Waiver Request:

1) **Special Condition:**

This tree is in the vicinity of the proposed extension of Cloverfield Drive. Original site plans for this project showed Cloverfield Drive connecting to Eva Mar Boulevard, but was realigned to its current location to minimize the number of specimen trees that would be negatively impacted.

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the road crossing would prevent road network connectivity among the existing and proposed communities;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree 'QQ' - 33" Tulip Poplar (*Liriodendron tulipifera*)

Condition of this Specimen Tree:

This tree is located in Forest Stand F-2 in the north/central portion of the site. Tulip Poplar is one of the dominate species in this forest stand. The tree is identified as being of fairly good condition.

Disposition:

At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

This tree is in the vicinity of the proposed extension of Fallstaff Road. The existing alignment of Fallstaff Road and nontidal wetland corridors located on-site influence the proposed road network in this portion of the site;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

- 4) Conditions Created By Applicant:
This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;
- 5) Conditions Relating to Adjacent Property Use:
This request has not arisen from a condition on a neighboring property; and
- 6) Water Quality:
The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree 'RR' - 34" Tulip Poplar (*Liriodendron tulipifera*)

Condition of this Specimen Tree:

This tree is located in Forest Stand F-2 in the north/central portion of the site. Tulip Poplar is one of the dominate species in this forest stand. The tree is identified as being of fairly good condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots, near a shared lot line. It is unlikely that its removal can be avoided to construct the dwelling, but every effort will be made during final engineering and construction to retain the tree. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

- 1) Special Condition:
The scale of the project and development footprint for buildings, parking, roadways and associated grading may require the removal of the tree. If the tree remains, it is located on a proposed residential lot and therefore cannot be protected by a FCE;
- 2) Rights Commonly Enjoyed By Others:
Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;
- 3) Special Privilege:
The granting of this variance would not confer any special privilege on the developer, which would be denied to others;
- 4) Conditions Created By Applicant:
This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;
- 5) Conditions Relating to Adjacent Property Use:
This request has not arisen from a condition on a neighboring property; and
- 6) Water Quality:
The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion

and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree 'SS' - 35" Red Maple (*Acer rubrum*)

Condition of this Specimen Tree:

This tree is located in Forest Stand F-2 in the north/central portion of the site. The tree is identified as being of good condition.

Disposition:

This tree is located in the vicinity of the rearyard of a proposed single-family residential lot. At this time it is unknown if stormwater management features will be required along the rear of this property potentially impacting this tree. The applicant's engineers and contractors will make every effort to retain this tree. If this tree is able to be retained it will not be located in a forest conservation easement (FCE) which are not allowed on residential lots less than 20,000 s.f. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

The scale of the project and development footprint for buildings, parking, roadways and associated grading may require the removal of the tree. If the tree remains, it is located on a proposed residential lot and therefore cannot be protected by a FCE;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree 'TT' - 42" American Beech (*Fagus grandifolia*)

Condition of this Specimen Tree:

This tree is located in Forest Stand F-2 in the north/central portion of the site. The tree is identified as being of fair condition.

Disposition:

This tree is located in the vicinity of the rearyard of a proposed single-family residential lot along a common sideyard lot line. The applicant's engineers and contractors will make every effort to retain this tree. If this tree is able to be retained it will not be located in a forest conservation easement (FCE) which are not allowed on residential lots less than 20,000 s.f. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

The scale of the project and development footprint for buildings, parking, roadways and associated grading may require the removal of the tree. If the tree remains, it is located on a proposed residential lot and therefore cannot be protected by a FCE;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree 'VV' - 34" Red Maple (Acer rubrum)

Condition of this Specimen Tree:

This tree is located in Forest Stand F-2 in the north/central portion of the site. The tree is identified as being of fairly good condition and is multi-trunked.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen tree would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree 'WW' - 32" Scarlet Oak (Quercus coccinea)

Condition of this Specimen Tree:

This tree is located in Forest Stand F-2 in the north/central portion of the site. The tree is identified as being of poor condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen tree would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree 'XX' - 30" White Oak (Quercus alba)

Condition of this Specimen Tree:

This tree is located in Forest Stand F-2 in the north/central portion of the site. The tree is identified as being of fair condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots and supporting road network. It is unlikely that its removal can be avoided to construct this infrastructure. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

This tree is in the vicinity of the proposed extension of Cloverfield Drive. Original site plans for this project showed Cloverfield Drive connecting to Eva Mar Boulevard, but was realigned to its current location to minimize the number of specimen trees that would be negatively impacted.

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the road crossing would prevent road network connectivity among the existing and proposed communities;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree 'YY' - 32" American Beech (*Fagus grandifolia*)

Condition of this Specimen Tree:

This tree is located in Forest Stand F-2 in the north/central portion of the site. The tree is identified as being of good condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots and supporting road network. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree 'ZZ' - 32" Scarlet Oak (*Quercus coccinea*)

Condition of this Specimen Tree:

This tree is located in Forest Stand F-1 in the north/central portion of the site. The tree is identified as being of fair condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

- 1) Special Condition:
The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;
- 2) Rights Commonly Enjoyed By Others:
Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;
- 3) Special Privilege:
The granting of this variance would not confer any special privilege on the developer, which would be denied to others;
- 4) Conditions Created By Applicant:
This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;
- 5) Conditions Relating to Adjacent Property Use:
This request has not arisen from a condition on a neighboring property; and
- 6) Water Quality:
The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '3A' - 31" Tulip Poplar (*Liriodendron tulipifera*)

Condition of this Specimen Tree:

This tree is located along the eastern edge of Forest Stand F-1 in the north/central portion of the site. The tree is identified as being of fairly good condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots, near the rear of the lot. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

- 1) Special Condition:
The scale of the project and development footprint for buildings, parking, roadways and associated grading may require the removal of the tree. It is unlikely that its removal can be avoided to construct the dwelling, but every effort will be made during final engineering and construction to retain the tree. If this tree is able to be retained it will not be located in a forest conservation easement (FCE) which are not allowed on residential lots less than 20,000 s.f.;
- 2) Rights Commonly Enjoyed By Others:
Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;
- 3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '3B' - 33" Tulip Poplar (*Liriodendron tulipifera*)

Condition of this Specimen Tree:

This tree is located along the eastern edge of Forest Stand F-1 in the north/central portion of the site. The tree is identified as being of fairly good condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots, along the rear lotline. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

The tree is shown outside of the limit of disturbance, and every effort will be made during final engineering and construction to retain the tree. If this tree is able to be retained it will not be located in a forest conservation easement (FCE) which are not allowed on residential lots less than 20,000 s.f.;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '3C' - 40" Red Oak (Quercus rubra)

Condition of this Specimen Tree:

This tree is located along the eastern edge of Forest Stand F-1 in the north/central portion of the site. The tree is identified as being of fairly good condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '3D' - 33" Tulip Poplar (Liriodendron tulipifera)

Condition of this Specimen Tree:

This tree is located along the eastern edge of Forest Stand F-1 in the north/central portion of the site. The tree is identified as being of fairly good condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots, near the rear of the lot. It is unlikely that its removal can be avoided to construct the dwelling, but every effort will be made during final engineering and construction to retain the tree. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '3E' - 35" Tulip Poplar (*Liriodendron tulipifera*)

Condition of this Specimen Tree:

This tree is located along the eastern edge of Forest Stand F-1 in the north/central portion of the site. The tree is identified as being of very poor condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots, near the rear of the lot. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

7) Special Condition:

It is unlikely that the removal of this tree can be avoided due to disturbance needed to construct the dwelling. If this tree is able to be retained it will not be located in a forest conservation easement (FCE) which are not allowed on residential lots less than 20,000 s.f.;

8) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

9) Special Privilege:

This tree is located in the vicinity of proposed single-family residential lots and roadway infrastructure. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

- 1) **Special Condition:**
The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;
- 2) **Rights Commonly Enjoyed By Others:**
- 3) **Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;**
- 4) **Special Privilege:**
The granting of this variance would not confer any special privilege on the developer, which would be denied to others;
- 5) **Conditions Created By Applicant:**
This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;
- 6) **Conditions Relating to Adjacent Property Use:**
This request has not arisen from a condition on a neighboring property; and
- 7) **Water Quality:**
The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '3P' - 47" Tulip Poplar (Liriodendron tulipifera)

Condition of this Specimen Tree:

This tree is located along the southern edge of Forest Stand F-2 in the north/central portion of the site. The tree is identified as being of very poor condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

- 1) **Special Condition:**
The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;
- 2) **Rights Commonly Enjoyed By Others:**

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '3U' - 51" White Ash (*Fraxinus americana*)

Condition of this Specimen Tree:

This tree is located along the northern edge of Forest Stand F-4. The tree is identified as being of fair condition.

Disposition:

This tree is located in the NRD near a non-tidal wetland feature. This species of tree is susceptible to the Emerald Ash Borer which has been detected in Maryland, and can kill a tree one to three years after infestation. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

This tree is in the vicinity of the proposed Baratheon Lane. It is unlikely that its removal can be avoided due to disturbance needed to construct the roadway. The alignment of Baratheon Lane is proposed at the narrowest section of the nontidal wetland feature in order to limit the extent of nontidal wetland impacts. Depriving the developer of the right to remove the tree and construct the road crossing would prevent development of a portion of the site causing an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

10) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

11) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

12) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '3J' - 34" White Ash (*Fraxinus americana*)

Condition of this Specimen Tree:

This tree is located along the southern edge of Forest Stand F-2 in the north/central portion of the site. The tree is identified as being of fair condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots. This species of tree is susceptible to the Emerald Ash Borer which has been detected in Maryland, and can kill a tree one to three years after infestation. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion

and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '3N' - 35" Tulip Poplar (*Liriodendron tulipifera*)

Condition of this Specimen Tree:

This tree is located along the southern edge of Forest Stand F-2 in the north/central portion of the site. The tree is identified as being of fair condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots and roadway infrastructure. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '3O' - 34" Tulip Poplar (*Liriodendron tulipifera*)

Condition of this Specimen Tree:

This tree is located along the southern edge of Forest Stand F-2 in the north/central portion of the site. The tree is identified as being of fairly good condition.

Disposition:

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '3V' - 45" Scarlet Oak (Quercus coccinea)

Condition of this Specimen Tree:

This tree is located along the northern edge of Forest Stand F-4. The tree is identified as being of fair condition.

Disposition:

This tree is located in the NRD near a non-tidal wetland feature. It is in the vicinity of the proposed Baratheon Lane. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

This tree is in the vicinity of the proposed Baratheon Lane. It is unlikely that its removal can be avoided due to disturbance needed to construct the roadway. The alignment of Baratheon Lane is proposed at the narrowest section of the nontidal wetland feature in order to limit the extent of nontidal wetland impacts. Depriving the developer of the right to remove the tree and construct the road crossing would prevent development of a portion of the site causing an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '4I' - 58" White Ash (*Fraxinus americana*)

Condition of this Specimen Tree:

This tree is not located within a forest stand rather it is in the central portion of the site, generally near the former residence. The tree is identified as being of poor condition.

Disposition:

This tree is located in the portion of the. This species of tree is susceptible to the Emerald Ash Borer which has been detected in Maryland, and can kill a tree one to three years after infestation. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

This tree is located in the portion of the site to be developed as a continuing care retirement community (CCRC). It is unlikely that its removal can be avoided due to disturbance needed to construct proposed buildings associated with the CCRC. The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '4U' - 42" Walnut (*Juglans regia*)

Condition of this Specimen Tree:

This tree is not located within a forest stand rather it is in the central portion of the site, generally near the former residence. The tree is identified as being of fairly good condition.

Disposition:

This tree is located in the portion of the site. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

This tree is located in the portion of the site to be developed as a continuing care retirement community (CCRC). It is unlikely that its removal can be avoided due to disturbance needed to construct proposed buildings associated with the CCRC. The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '4V' - 32" White Ash (Fraxinus americana)

Condition of this Specimen Tree:

This tree is not located within a forest stand rather it is in the central portion of the site, generally near the former residence. The tree is identified as being of fairly good condition.

Disposition:

This tree is located in the portion of the site. This species of tree is susceptible to the Emerald Ash Borer which has been detected in Maryland, and can kill a tree one to three years after infestation. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

This tree is located in the portion of the site to be developed as a continuing care retirement community (CCRC). It is unlikely that its removal can be avoided due to disturbance needed to construct proposed buildings associated with the CCRC. The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '4W' - 42" Norway Maple (*Acer platanoides*)

Condition of this Specimen Tree:

This tree is not located within a forest stand rather it is in the central portion of the site, generally near the former residence. The tree is identified as being of fair condition.

Disposition:

This tree is located in the portion of the site. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

This tree is located in the portion of the site to be developed as a continuing care retirement community (CCRC). It is unlikely that its removal can be avoided due

to disturbance needed to construct proposed buildings associated with the CCRC. The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '4X' - 30" Black Cherry (*Prunus sarotina*)

Condition of this Specimen Tree:

This tree is not located within a forest stand rather it is in the central portion of the site, generally near the former residence. The tree is identified as being of fairly good condition.

Disposition:

This tree is located in the portion of the site. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

This tree is located in the portion of the site to be developed as a continuing care retirement community (CCRC). It is unlikely that its removal can be avoided due to disturbance needed to construct proposed buildings associated with the CCRC. The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '4Y' - 33" Mulberry (*Morus nigra*)

Condition of this Specimen Tree:

This tree is not located within a forest stand rather it is in the central portion of the site, generally near the former residence. The tree is identified as being of fairly good condition.

Disposition:

This tree is located in the portion of the site. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

This tree is located in the portion of the site to be developed as a continuing care retirement community (CCRC). It is unlikely that its removal can be avoided due to disturbance needed to construct proposed buildings associated with the CCRC. The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '4Z' - 33" Norway Maple (*Acer platanoides*)

Condition of this Specimen Tree:

This tree is not located within a forest stand rather it is in the central portion of the site, generally near the former residence. The tree is identified as being of very poor condition.

Disposition:

This tree is located in the portion of the site. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

This tree is located in the portion of the site to be developed as a continuing care retirement community (CCRC). It is unlikely that its removal can be avoided due to disturbance needed to construct proposed buildings associated with the CCRC. The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '5A' - 31" Black Cherry (*Prunus serotina*)

Condition of this Specimen Tree:

This tree is not located within a forest stand rather it is in the central portion of the site, generally near the former residence. The tree is identified as being of good condition.

Disposition:

This tree is located in the portion of the site. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

This tree is located in the portion of the site to be developed as a continuing care retirement community (CCRC). It is unlikely that its removal can be avoided due to disturbance needed to construct proposed buildings associated with the CCRC. The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '5B' - 31" Paulownia (*Paulownia tomentosa*)

Condition of this Specimen Tree:

This tree is not located within a forest stand rather it is in the central portion of the site, generally near the former residence. The tree is identified as being of fairly good condition.

Disposition:

This tree is located in the portion of the site. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) **Special Condition:**

This tree is located in the portion of the site to be developed as a continuing care retirement community (CCRC). It is unlikely that its removal can be avoided due to disturbance needed to construct proposed buildings associated with the CCRC. The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) **Rights Commonly Enjoyed By Others:**

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) **Special Privilege:**

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) **Conditions Created By Applicant:**

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) **Conditions Relating to Adjacent Property Use:**

This request has not arisen from a condition on a neighboring property; and

6) **Water Quality:**

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '5H' - 35" American Sycamore (*Platanus occidentalis*)

Condition of this Specimen Tree:

This tree is located in forest stand F-5 near the eastern portion of the site. The tree is identified as being of good condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots and roadway infrastructure. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '5I' - 35" American Sycamore (Platanus occidentalis)

Condition of this Specimen Tree:

This tree is located in forest stand F-5 near the eastern portion of the site. The tree is identified as being of fairly good condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots and roadway infrastructure. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '5J' - 32" American Sycamore (*Platanus occidentalis*)

Condition of this Specimen Tree:

This tree is located along the eastern edge of Forest Stand F-1 in the northern portion of the site. The tree is identified as being of fair condition.

Disposition:

This tree is located in the NRD near a non-tidal wetland feature. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

This tree is in the vicinity of the proposed extension of Cloverfield Drive approximately forty feet to the south of the proposed roadway. The design of the conveyance structure associated with this road crossing has not yet been engineered or submitted for review and approved by the Maryland Department of the Environment. Depending on the structure required, this tree may or may not be retained. Original site plans for this project showed Cloverfield Drive connecting to Eva Mar Boulevard, but was realigned to its current location to minimize the number of specimen trees that would be negatively impacted.

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the road crossing would prevent road network connectivity among the existing and proposed communities;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and established planning practices promoted by the Office of Planning & Zoning. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '5T' - 38" American Sycamore (*Platanus occidentalis*)

Condition of this Specimen Tree:

This tree is located along the southern edge of forest stand F-1. The tree is identified as being of good condition.

Disposition:

This tree is located in the NRD near a non-tidal wetland feature in open space behind proposed single-family residential lots. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

The limit of disturbance needed to construct the dwellings may impact a portion of the critical root zone for this tree. The applicant's engineers and contractors will make every effort to retain this tree;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '5U' - 39" Walnut (*Juglans regia*)

Condition of this Specimen Tree:

This tree is located along the southern edge of forest stand F-1. The tree is identified as being of poor condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '5V' - 30" Tulip Poplar (*Liriodendron tulipifera*)

Condition of this Specimen Tree:

This tree is located along the southern edge of forest stand F-1. The tree is identified as being of good condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

Specimen Tree '5Z' - 18.4" Bigtooth Aspen (Populus grandidentata)

Condition of this Specimen Tree:

This tree is located in of forest stand F-2. It measures 75% of the current county champion tree for this species. The tree is identified as being of fairly good condition.

Disposition:

This tree is located in the vicinity of proposed single-family residential lots. At this time the applicant seeks a waiver for its removal.

Justification for Waiver Request:

1) Special Condition:

The scale of the project and development footprint for buildings, parking, roadways and associated grading will require the removal of the tree. Preserving the specimen trees would reduce the area of developable land, which would cause an unwarranted hardship;

2) Rights Commonly Enjoyed By Others:

Depriving the developer of the right to remove the tree and construct the project to its full capacity would unnecessarily increase the relative project cost compared to those commonly enjoyed by others in similar surrounding projects;

3) Special Privilege:

The granting of this variance would not confer any special privilege on the developer, which would be denied to others;

4) Conditions Created By Applicant:

This variance is necessary due to site conditions and market driven product needs. It is not a result of actions of the developer;

5) Conditions Relating to Adjacent Property Use:

This request has not arisen from a condition on a neighboring property; and

6) Water Quality:

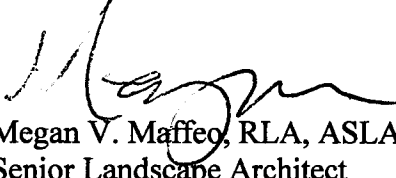
The removal of this tree will not adversely affect water quality. Stormwater management (SWM) proposed as environmental site design practices and erosion and sediment control will be provided for the project in accordance with the applicable regulations and standards.

We believe that this information should be sufficient for you to grant the requested waiver to remove these forty-four specimen trees on the site, based on provisions outlined in Harford County Zoning Code, Section 267-39 F.

Please let us know if you have any questions. Thank you for your consideration and we await your response.

Sincerely,

MORRIS & RITCHIE ASSOCIATES, INC.



Megan V. Maffeo, RLA, ASLA, LEED AP
Senior Landscape Architect

cc: Michael Charlton, ESC Eva Mar, LC
Joe Snee, Snee, Mahoney, Lutche & Helmlinger, P.A.
Susan F. Shea, Presbyterian Home of Maryland, Inc.
Amy DiPietro, MRA

